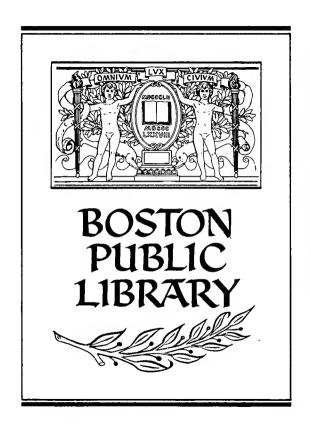
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NOVEMBER, 1972



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BOSTON NEIGHBORHOOD DEVELOPMENT PROGRAM

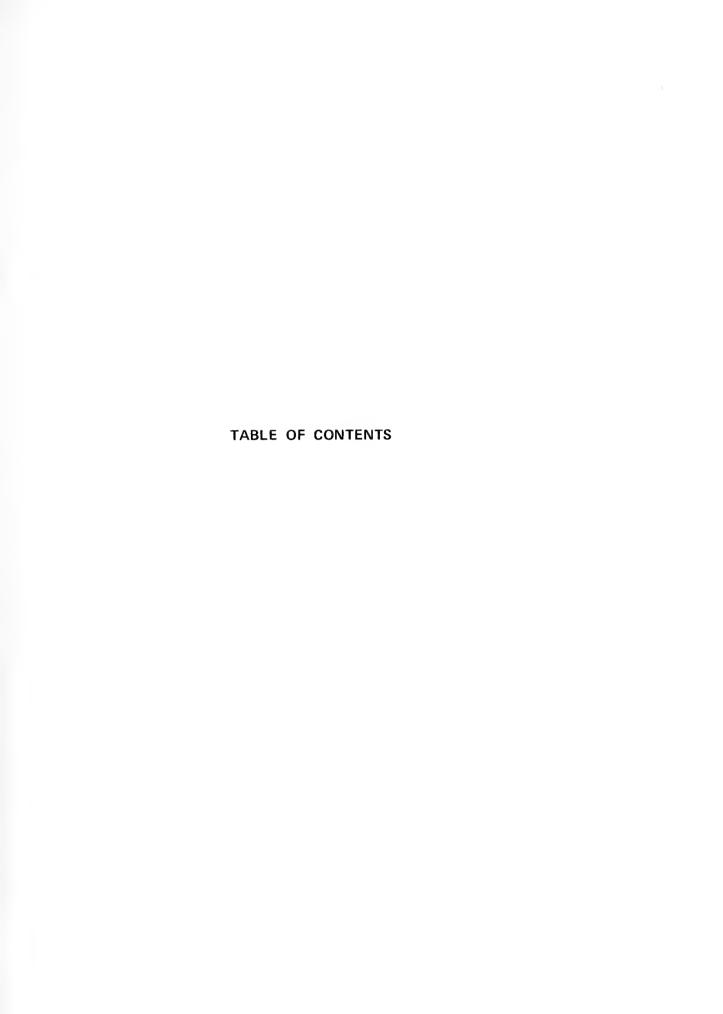
SUPPORTING DOCUMENTATION

NOVEMBER, 1972

APPLICATION FOR 1973 ACTION YEAR FOR BOSTON'S FOUR NEIGHBORHOOD DEVELOPMENT PROGRAM AREAS: EAST BOSTON, GOULDVILLE-DUDLEY, LENA PARK AND WASHINGTON-COREY

Boston Redevelopment Authority





Ga Doc Plate only

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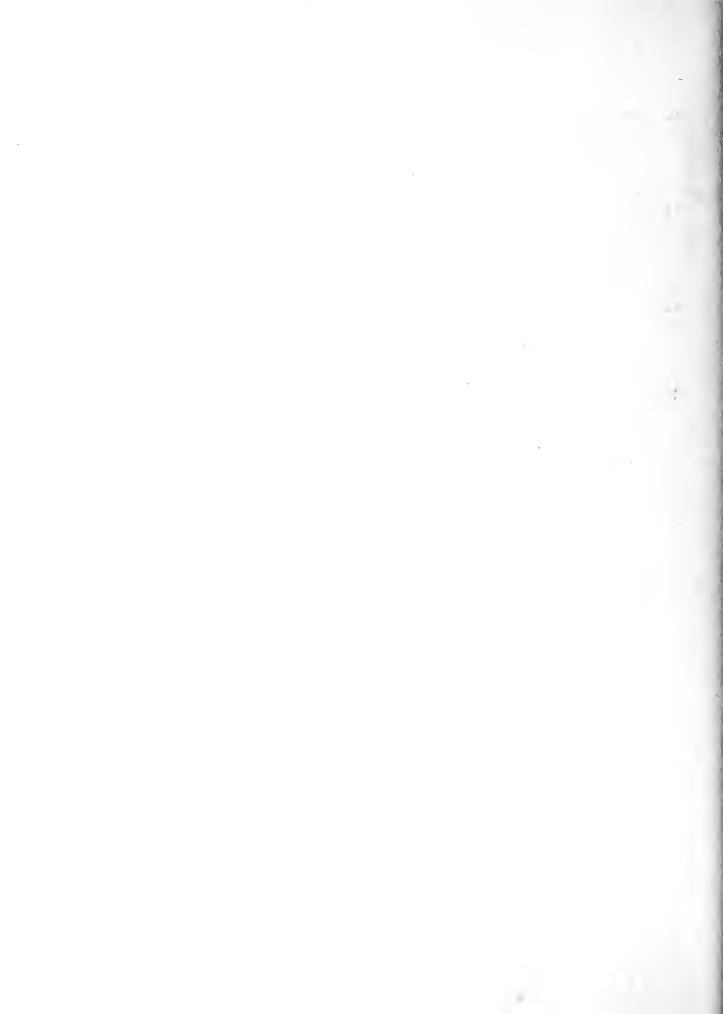
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ND 101 NEIGHBORHOOD DEVELOPMENT PROGRAM APPLICATION



Form Approved HUD-6270 OMB No. 63-R1218 LOCALITY ILS, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BOSTON, MA. PROGRAM NUMBER NEIGHBORHOOD DEVELOPMENT PROGRAM MASS. R-POPULATION NEIGHBORHOOD DEVELOPMENT 641.071 DATE RECEIVED (To be filled in by HUD) PROGRAM APPLICATION **DECEMBER 1, 1972** INSTRUCTIONS: Prepare original and 9 conformed copies for HUD. Place original in Binder No. 1, copies in other binders. CORPORATE NAME OF APPLICANT BOSTON REDEVELOPMENT AUTHORITY SUBMISSION Initial application for year from , for purpose of funding shown (Month, Day, Year) to ... (Month, Day, Year) in Block C. [X] Application for second action year from April 1973 to March 1974 (Month, Day, Year) purpose of funding shown in Block C, and: [X] Change in boundaries of urban renewal area ar areas covered by Neighborhood Development Program, or substantial changes affecting the land use plan provisions of the urban renewal plan. Area number(s) East Boston #1 . | Addition of urban renewal area or areas to Neighborhood Development Pragram. Area number(s) Gouldville-Dudley #2, Lena Park #3 and Washington Corey #4. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR TOTAL AMOUNT (Check applicable items) TEMPORARY LOAN 8,447,415 X FEDERAL CAPITAL GRANT, TOTAL 8,020,645 X PROGRAM CAPITAL GRANT X 2/3 Basis 3/4 Basis 7,933,515 Municipality with population

> 637,915 87,500

of 50,000 or less

X RELOCATION GRANT

REHABILITATION GRANT

In radevelopment area with more than 50,000 population

ESTIMATED FEDERAL CAPITAL GRANT FOR RESERVATION YEAR

\$8,020,645

GENERAL INFORMATION

(Enter information indicated for each separate urban renewal area covered by the Neighborhood Development Program for which funds are being applied for in Block C.)

AREA UMBER	CATEGORY OF	PREDOMINANT TREATMENT		PERCENT OF	ESTIMATED PERCENT	URBAN RENEWAL PROJECT NUMBERS
	ELIGIBILITY	CLEARANCE REDEVELOPMENT	REHAB	AREA IN MODEL CITIES AREA	EXPENDITURES ALLOCATED BY AREA	PRIOR TO
	I X I	Х	χ	0% 100%	31.5 27.3	
	XIV	X		0% 0%	23.9 17.3	
				,		

APPLICATION

The applicant hereby applies to the United States of America for the financial assistance indicated in Block C above, under the provisions of Section 131 of Title I of the Housing Act of 1949, as amended, to aid in financing the program described in this application.

SUPPORT DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

URBAN RENEWAL AREA BOUNDARIES

The urban renewal areas within the Neighborhood Development Program are as approved by the governing body of the Local Public Agency on December 14, 19 72.

(With initial application or subsequent application containing a boundary change, describe on attached sheets boundaries of urban renewal areas covered by Neighborhood Development Program and identify each area by same number as shown above in Block E.)

EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this first day of <u>December</u>, 19—72

New City Hall, One City Hall Plaza

Street Address

Boston, Mass. 02201
City, State, and Zip Code

Boston Redevelopment Authority
Sorporate Name of Applicant

Robert T. Kenney

Director



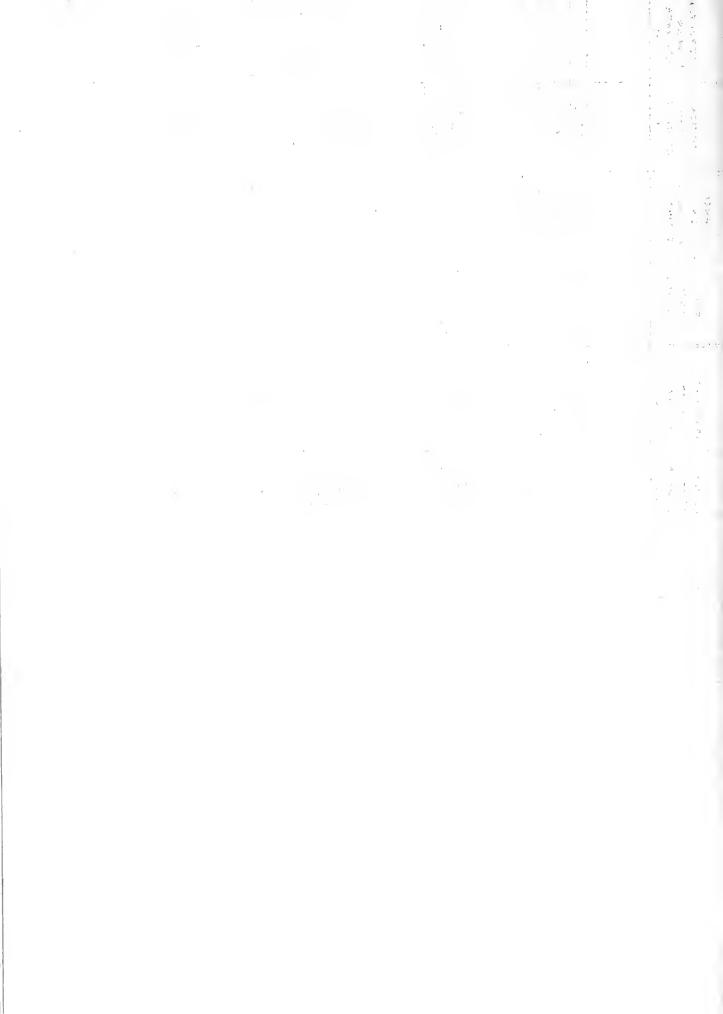
ND 201 ACTIVITY PROGRAM SUMMARY



XXX XXX XXX XXX XXX XXX XXX XXX	U. S. DEPARTMENT OF HOUSING AND NEIGHBORHOOD DEVELOPM	OF HOUSING		URBAN DEVELOPMENT ENT PROGRAM		Boston,	Boston, Massachusetts	tts	
TO MATCH 1974 CURRENT ACTION RESERVATION PRIOR VEAR ACTION CURRENT ACTION COSTS (8000) CURRENT ACTION RESERVATION PRIOR VEAR ACTION CURRENT ACTION CURRENT ACTION CURRENT ACTION COSTS (8000) O	ACTIVIT	ry Progr		۲۲		Mass. R-	UMBER		
April 1973 To March 1974 Action Reservation Prior Vear Action Vear Action	INSTRUCTIONS: Submit one copy in each bina	der.							
Current Action Reservation Prior Vear Action Action Action Action Action Vear Action	April	5	March 19	74	ij				
CURRENT CURRENT CURRENT CURRENT CURRENT ACTION VEAR ACTION V			ACT	IVITY UNITS			COSTS	(\$000)	
0 86 992.4 992.4 992.4 992.4 992.4 992.4 992.4 992.4 992.4 992.4 992.6 992	ACTIVITY CLASSIFICATION	PRIOR YEAR ACTUAL	CURRENT YEAR ACTUAL & ESTIMATE	ACTION YEAR ESTIMATE	RESERVATION YEAR ESTIMATE	PRIOR YEAR ACTUAL (S)	CURRENT YEAR ACTUAL & ESTIMATE	ACTION YEAR ESTIMATE	RESERVATION YEAR ESTIMATE (8)
0 86 992.4 0 8 8 760.0 0 8 97 1,185 809.0 0 0 0 0 10 1,185 2,561.4 10 0 10 10 10 10 10 0 85 10 10 10 10 0 85 10 10 10 10 0 85 10 10 10 10 0 85 10 10 10 10 0 85 10 10 10 10 0 10 10 10	1. REAL ESTATE ACQUISITION (Parcels)								
0 8 760.0 0 0 0 0 0 0 0 0 0 0	Residential		0	98				992.4	
7 3 1,185 809.0 0 0 0 0 7 3,0 102.4 8 102.4 102.4 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 <td>Commercial</td> <td></td> <td>0</td> <td>8</td> <td></td> <td></td> <td></td> <td>760.0</td> <td></td>	Commercial		0	8				760.0	
0 0 0 0 0 0 0 1,185 2,561.4 102.	Industrial		7	3			1,185	0.608	
XXX XXX <td>Institutional</td> <td></td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td>0</td> <td></td>	Institutional		0	0				0	
XXX XXX XXX XXX 0 10 XXX XXX XXX 10 85 XXX XXX XXX 0 85 XXX XXX XXX 0 85 XXX XXX XXX XXX XXX XXX XXX 0 12 XXX XXX XXX 0 12 XXX XXX XXX 10 7 XXX XXX XXX 10 7 XXX XXX XXX XXX XXX XXX XXX XXX XXX	Total		7	97			1,185	•	
XXX XXX <td>Staff Services (Man/Years)</td> <td></td> <td></td> <td>3.0</td> <td></td> <td></td> <td></td> <td>102.4</td> <td></td>	Staff Services (Man/Years)			3.0				102.4	
0 10 XXX XXX XXX 10 85 XXX XXX XXX 0 85 XXX XXX XXX 10 30 XXX XXX XXX 10 30 XXX XXX XXX 10 4.2 XXX XXX XXX 0 60 XXX XXX XXX 0 60 XXX XXX XXX XXX 10 7 7 XXX XXX XXX XXX 10 7 7 XXX XXX XXX XXX 10 7 7 XXX XXX XXX XXX XXX 10 7 7 XXX XXX XXX XXX XXX XXX XXX XXX XX	Contract Services	XXX	XXX	XXX	XXX				
Of Period 0 10 XXX XXX<	2. PROPERTY MANAGEMENT (Rental Units Under Management)								
During Period 10 85 XXX XXX XXX uring Period 10 10 10 85 XXX XXX XXX ces (Man/Years) XX XXX XXX XXX XXX XXX ces (Man/Years) XXX XXX XXX XXX XXX cervices 0 60 XXX XXX XXX XXX cencerns 10 7 XXX XXX XXX XXX ces (Man/Years) XXX XXX XXX XXX XXX cervices XXX XXX XXX XXX XXX cervices XXX XXX XXX XXX XXX cervices XXX XXX XXX XXX XXX	Beginning of Period		0	10	•	XXX	XXX	xxx	xxx
uring Period 10 10 10 85 XXX XX	Additions During Period	I	10	85		XXX	XXX	XXX	XXX
iod 85 XXX 41.6 — — 41.6 — — 41.6 — — 41.6 — — 41.6 — — 41.6 — — 41.6 — <th< td=""><td>Vacates During Period</td><td></td><td>10</td><td>10</td><td></td><td>XXX</td><td>XXX</td><td>XXX</td><td>XXX</td></th<>	Vacates During Period		10	10		XXX	XXX	XXX	XXX
ces (Man/Years) XXX XXX XXX XXX XXX XXX 41.6 ervices XXX XXX XXX 41.6 — </td <td>End of Period</td> <td></td> <td>0</td> <td>82</td> <td></td> <td>XXX</td> <td>XXX</td> <td>XXX</td> <td>XXX</td>	End of Period		0	82		XXX	XXX	XXX	XXX
ces (Man/Years) XXX	Average Under Management		10	30		XXX	XXX	XXX	XXX
ervices XXX XXX XXX XXX s 0 60 XXX XXX XXX Concerns 10 7 XXX XXX XXX ces (Man/Years) 10 79 XXX XXX XXX ervices XXX XXX XXX 76.0	Staff Services (Man/Years)			4.2				41.6	
s 0 60 XXX XXX XXX Concerns 0 12 XXX XXX XXX Concerns 10 7 XXX XXX XXX ces (Man/Years) 10 79 XXX XXX XXX ervices XXX XXX XXX 15.0	Contract Services	XXX	XXX	XXX	XXX			•	
0 60 xxx xxx xxx 0 12 xxx xxx xxx 10 7 xxx xxx xxx 10 79 xxx xxx xxx xxx xxx xxx xxx xxx xxx xxx 15.0	3. RELOCATION								
0 12 xxx xxx xxx xxx 10 7 xxx xxx xxx 10 79 xxx xxx xxx xxx xxx xxx xxx xxx xxx xxx 15.0	Families		0	09		XXX	XXX	XXX	xxx
10	Individuals		0	12		XXX	XXX	XXX	XXX
10 79 XXX XXX XXX XXX XXX XXX X6.0	Business Concerns		10	7		XXX	XXX	XXX	XXX
XXX XXX XXX XXX	Total		10	79		XXX	XXX	XXX	XXX
XXX XXX XXX	Staff Services (Man/Years)			4.5				76.0	
	Contract Services	XXX	XXX	XXX	XXX			15.0	

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ACTIVITY CLASSIFICATION	9 0 8	CURRENT	ACT 10	RESERVATION	0 0 0	CURRENT F a 4 n		
	YEAR	ACTUAL & ESTIMATE	YEAR	YEAR	YEAR	ACTUAL &	YEAR	YEAR YEAR ESTIMATE
	(1)	(2)	(3)	(4)	(5)	(9)	(7)	(8)
4. DEMOLITION (Structures)						-		
Residential			33				184.3	
Nanresidential		7	=			225	55.4	
Total		7	44			225	239.7	
Staff Services (Man/Years)			1				_	
Contract Services	XXX	XXX	XXX	XXX		225	239.7	
S. SITE IMPROVEMENTS								
Item	XXX	XXX	XXX	XXX		610	2,024.8	
Staff Services (Man/Years)			4.5				75.7	
Contract Services	XXX	XXX	XXX	XXX			2,271.5	
6. LAND MARKETING (Sq. Ft.)								
Law-Rent Public Housing*		306,540	300,000			150	300	
Moderate Cost Housing*			760,000				160	
Other Housing*			000,06				06	
Commercial*			30,000				16	
Institutional*			100,000				24	
Total*		306,540	1,280,000			150	594	
Stoff Services (Man/Years)			1				ı	
Contract Services	XX	XXX	XXX	XXX			1	
7. REHABILITATION (Structures)								
Rehabilitation to PRS 1/			F		×××	×××	XXX	XXX
Rehabilitation to Code Standards		0	21		×××	XXX	XXX	XXX
Total		-	22		XXX	XXX	XXX	XXX
Rehabilitation Grants			25				87.5	
Rehabilitation Loons			30					
Staff Services (Man/Years)			1				i	
Contract Services	×××	×××	XXX	XXX			•	
*Columns (4) through (6) are actual and estimated land disposition proceeds.	d disposition	proceeds.	-duh	HUD~Wash., D. C.	1/ Property R	Property Rehabilitation Standards	iards	234979



A. PLANNING AND PROGRAMMING ACTIVITIES

During the Action Year, the Boston Redevelopment Authority (BRA) will continue to meet with the established East Boston Project Area Committee, the Model Cities staff, the Model Neighborhood Board, Lena Park Community Development Corporation, Allston-Brighton Project Area Committee and other interested resident groups and individuals to discuss project progress and planning. The BRA, in cooperation with these groups, will conduct planning and design studies for the proposed NDP areas as well as continue its ongoing planning for adjacent areas. This advanced planning will consist of: specific design controls for all reuse parcels, determination of density, types of new housing, a detailed project improvements report, preliminary designs for public facilities to be built within the NDP area, a housing market analysis, traffic surveys, a recreation study, and an investigation of the capabilities of local community groups as developers, where applicable.

Property line, topographic, utility surveys, as well as sub-surface investigations will be made of all three sites as soon as funding approval is received. Existing site improvement plans will be updated according to information obtained from these surveys. Coordination with utility companies will begin at this time.

The BRA, after the initial loan and grant contract is signed, will begin the action phase of the project. The activities which will occur during the Action Year will be coordinated by the BRA. To assist the BRA in organizing and programming activities for the Action Year, and to keep the local groups informed of activities at all times, the BRA will detail appropriate time frames for completion of activities during the Action Year. This schedule will provide a means to measure actual accomplishment. Written progress reports will be submitted to the local groups at least quarterly, and BRA staff will be available at all times to discuss progress of the program.

B. REAL ESTATE ACQUISITION ACTIVITIES

All ninety-four parcels that are to be acquired at an estimated cost of \$2,448,900 will be acquired during the Action Year. As shown in the tentative schedule attached to this section, appraisals and title searches will begin shortly after the NDP is funded by the U. S. Department of Housing and Urban Development (HUD) and will take approximately three months to complete. After a loan and grant contract is executed between HUD and the BRA, any appraisals above \$100,000 per parcel will be submitted to HUD for its review and concurrence on price. It is assumed that this review, if necessary, will take about six weeks. Once this is accomplished the BRA will begin acquiring parcels, initially acquiring properties necessary for the utility and street improvements proposed herein. It is expected that acquisition of all of the parcels will take approximately four to six months.

A real estate officer will be in charge of acquisition activities. The real estate officer will be assisted in condemnation proceedings and other legal matters by a staff attorney and contracted attorney as needed. Acquisition appraisals and title searches will be contracted.

C. PROPERTY MANAGEMENT ACTIVITIES

The BRA anticipates completing the entire property management workload within the Action Year, with no carryover. It will be the BRA's policy not to acquire parcels whenever possible until just before the parcel is needed. The B.R.A. will adhere to Federal and State relocation laws concerning notices to owners.

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The BRA will pay real estate taxes on all properties acquired and will make only those repairs necessary to maintain the properties in safe and habitable conditions. Two full-time staff members will be assigned to property management activities.

The BRA will maintain the rent roll of acquired properties or determine fair and equitable rents. Under no circumstances shall these rents exceed those paid by the occupants to the former owner of the properties, or 25 percent of the occupant's income, whichever is less. The BRA shall continue to provide all services and facilities provided by the former owners.

D. RELOCATION ACTIVITIES

All 65 families, 4 individuals and 7 businesses located within the four N.D.P. areas will be relocated during the Action Year.

The family relocation staff of the BRA will maintain files of sales and rental units available in Boston and surrounding areas and refer relocatees to said units as they become available. The relocatees from the three clearance sites will be given first preference in section 236 rehabilitation packages now planned in the immediate neighborhood to each of these NDP areas. Some units in existing public housing may be used as temporary housing for low income families or individuals who wish to move into the new housing constructed on the NDP sites. In addition, the BRA homeownership counseling resources will be available to assist relocatees wishing to purchase homes. Whenever necessary, BHA leased housing will be used for relocation.

Family relocation activities will be handled by the BRA's Family Relocation Department, including staff directly assigned to the site office supplemented by central office staff. The E. B. PAC and staff of the Lena Park Community Development Corporation and Model Cities will also be available to assist in relocation for their respective projects.

The BRA will complete relocation of seven businesses during the Action Year. A full range of relocation services will be provided by the Business Relocation Office of the BRA. Services will include an information program, a survey of available sites, site selection and administration. Listings concerning available space will be accessible to the relocated business. The new housing will include some ancillary commercial space, into which some of the businesses may be relocated upon completion of the housing.

E. DEMOLITION ACTIVITIES

Four separate demolition contracts will be executed during the Action Year. Thirty-five residential, fourteen non-residential buildings and several hundred piles will be demolished at an estimated cost of \$339,740. Structures interfering with the construction of the proposed site improvements will be demolished first, to allow for the construction of the public facilities and streets before the rest of the structures are demolished.

The Engineering Department of the BRA will prepare the demolition contracts and supervise demolition activities. It is estimated that the demolition contracts will be executed during the Action Year.

F. SITE IMPROVEMENTS

Project improvement plans, consisting of the installation of public utilities, construction of a sea wall, and the extension and reconstruction of streets will begin during the Action Year. Other improvements consist of the provision of open space, street and park lighting, fire alarm, police signal, and traffic signal systems.

		-	

Construction of project improvements will cost approximately \$2,390,100. The engineering surveys and planning contract preparation will be performed by a staff engineer in the BRA's Engineering Department. A staff engineer will supervise the construction of these site improvements, and will serve as liaison with consultants, the City of Boston and public and private utility companies.

G. LAND MARKETING

Land marketing activities, including the review of redeveloper's plans, will be undertaken by the BRA staff, with the assistance and recommendations of the PAC, Model Cities Board, Boston Housing Authority, and other interested resident groups.

The cleared and improved parcels will be sold to a developer for the development of predominately low income elderly or low to moderate income family housing. The parcels will be disposed of as soon as they are acquired and prepared for development, which is estimated to occur one year to 18 months after a loan and grant contract is executed. Local community developers will be given preference in the selection of a redeveloper.

H. REHABILITATION ACTIVITIES

At present, twenty-three buildings are planned to be rehabilitated during the Action Year. The portion of the NDP sites slated for the construction of new housing are now occupied by deteriorating or dilapidated structures and vacant land and will be cleared and made available for the construction of new low to moderate income housing. One building in the Lena Park site and 21 buildings located in the Gouldville-Dudley site will be brought up to code standards. Buildings within the Gouldville-Dudley area will be inspected to determine code violations and a determination will be made of what needs to be done to bring them up to code using section 312 loans and 115 grants. This program will be coordinated with the Model Cities rehabilitation program.

SUPPORTING FACILITIES

1. East Boston

A financial commitment has been received from the City of Boston under a local bond issue to acquire a site for a waterfront park 1,000 feet from the proposed NDP site. In December, 1972, an application for a matching grant was forwarded to the U. S. Department of the Interior, Bureau of Outdoor Recreation. In addition, the proposed housing will be located along the Lewis Street mall, started in an earlier NDP - elderly housing project.

2. Gouldville-Dudley

The BRA has received a commitment from the Opportunities Industrialization Center (OIC) to construct a Community Learning Center within the NDP area. This center will provide a Day Care Center and an Adult Education Center for the area.

The Roxbury Community School intends to expand its facilities. A new park is planned adjacent to the Hawthorne School, involving the cooperation of the Public Facilities and the Parks Departments. The Model Cities Administration will also endorse and assist in constructing supporting facilities in the adjacent area.

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3. Lena Park

The Lena Park Community Development Corporation under a HUD neighborhood facilities grant has acquired and is renovating the Lena Park Community Service Center (formerly the YMHA Hecht House located on the NDP site. This facility will be completed before the start of the Action Year and will be available to residents living in the completed family housing. This multi-use community center will provide a variety of social, health, and indoor recreation services and facilities. The NDP site is also located one block from the Harvard Street Health Center, Franklin Field, the Paine Elementary School and Franklin Park.

The Public Facilities Department is currently investigating the possibility of constructing a replacement for the Paine and Audubon Elementary Schools on an 8 acre parcel of Boston State Hospital owned land that is located less than one-half a mile from the proposed NDP site. Boston State Hospital officials have agreed to transfer this land to the City of Boston.

4. Washington-Corey

Supporting facilities serving the needs of the elderly tenants will be constructed as part of the Turnkey elderly housing development. These community spaces will be defined by the Project Area Committee, the BRA and the BHA during the preparation of a developer's kit.

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EXHIBITS



BOSTON NEIGHBORHOOD DEVELOPMENT PROGRAM Preliminary Schedule

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter			
1973	Prepare Application & Preliminary Review	B.R.A. & City Council Hearings & Approvels	H.U.D. Review & Approval	Negotiate Loan & Grant Contract			
		·	Appraisals & Title Searchers	Negotiations & Acquisition			
				Property Line & Topographic Surveys			
v			Schematic Design	Design Development			
1974	Relocation	Clearance	& Grading				
	Property Line & Topographic Surveys	Percel Delivery & Master Street Plans	Utilities Investigation	Site Improvements Drawings			
	Design Development	Final Working Drawings & Specifications	H.U.D. Approva Disposition	l & Execution of Agreement			
1975	Construction Site	Improvements					
		Housing Co	nstruction				
1976	Housing Cor	nstruction					
	Rent-Up & C	Occupancy					

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ND 301
EXPENDITURES BUDGET



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

LOCALITY Boston M.

NEIGHBORHOOD	DEVELOPMEN		Boston, Massachusetts					
EXPEND	DITURES BUD	OGET		East Boston II				
TRUCTIONS: Submit original a	ind four copies in	n Binder No. 1 c	and one copy in o	ther binders.				
ION YEAR: From April	1973	to Mai	rch 1974	•				
••		TO BE	COMPLETED BY	LPA		TO BE COMPLETED BY HUD		
ACTIVITY CLASSIFICATION	APPROVED BUDGET FOR CURRENT YEAR	COST TO END OF CURRENT YEAR	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR	NEW ACTIVITIES DURING ACTION YEAR	1	APPROVED		
	(0)	(b)	(c)	(d)	(e)	(f)		
Administrative Costs (1410, 1475)				68,576				
Legal Service (1415.02 through 1415.05)			,	2,000				
Survey and Planning (1401, 1403, 1404, 1430)				32,500				

**	YEAR	YEAR	YEAR	ACTION YEAR		
	(0)	(Ь)	(c)	(d)	(e)	(f)
Administrative Costs (1410, 1475)				68,576		
Legal Service (1415.02 through 1415.05)	·			2,000		
Survey and Planning (1401, 1403, 1404, 1430)				32,500		
Acquisition Expenses (1440.02 through 1440.06)				11,500		
Temporary Operation of Ac- quired Property (1448)				.1,000		
			1			

			1		1	 	 		
Legal Service (1415.02 through 1415.05)						2,000			
Survey and Planning (1401, 1403, 1404, 1430)						32,500			
Acquisition Expenses (1440.02 through 1449.06)						11,500			
Temporary Operation of Ac- quired Property (1448)						.1,000			
Amount Included in Line 5A as real estate tax credits (1448.038)	[]	[]		[]	[:	ונ]
Relocation and Community Organization, excluding Relocation Payments (1443)									
Site Clearance (1450)					:				
Project Improvements (1455)						996,800			
Disposol, Lease, Retention Costs (1445)						6,200			

Legal Service (1415.02 through 1415.05)		•					2,000			
Survey and Planning (1401, 1403, 1404, 1430)							32,500			
Acquisition Expenses (1440.02 through 1440.06)							11,500			
Temporary Operation of Acquired Property (1448)							.1,000			1
Amount Included in Line 5A as real estate tox credits (1448.038)	[J	[ןנ		[]		[]
Relocation and Community Organization, excluding Relocation Payments (1443)						·	<u>-</u>			
Site Clearance (1450)						:				
Project Improvements (1455)							996,800			
Disposol, Lease, Retention Costs (1445)							6,200			
Rehabilitation, excluding rehabilitation grants (1460)				<u>-</u>						
Interest (1420.013, 1420.02)							110,000			
Other Income (-) (1419)										
Real Estate Purchoses (1-110.01)							819,000	_		
Subtotol (Sum of lines I through 13, excluding 5B)							2,047,576			
Contingencies (not to exceed 15% of line 14)				· · · · · · · · · · · · · · · · · · ·			300,000			
Program Inspection (1418)							17,794			
Total Program Expenditures (Sum of lines 14, 15 & 16)							2,365,370			

1-1101000)	1				
Relocation and Community Organization, excluding Relocation Payments (1443)					·
Site Clearance (1450)		:			
Project Improvements (1455)			996,800		
Disposol, Lease, Retention Costs (1445)			6,200		
Rehobilitation, excluding rehabilitation grants (1460)					
Interest (1420.013, 1420.02)			110,000		
Other Income (-) (1419)					
Real Estate Purchoses (1:110.01)	·		819,000	-	
Subtotal (Sum of lines I through 13, excluding 5B)	•		2,047,576		
Contingencies (not to exceed 15% of line 14)			300,000		
Program Inspection (1418)			17,794		
Total Program Expenditures (Sum of lines 14, 15 & 16)			2,365,370		

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ACTIVITY CLASSIFICATION	APPROVED BUDGET FOR CURRENT YEAR	ACTUAL AND ESTIMATED COST TO END OF CURRENT YEAR	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR	ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR	BUDGET REQUESTED (c) + (d)	BUDGET APPROVED
	(0)	(b)	(c)	(9)	(e)	(1)
telocation Payments (100% eimbursable to LPA)(1501)				25,000		
lehabilitation Grants (100%) imbursable to LPA)(1502)						
OVAL OF THE EXPENDITURE	ES BUDGET II	THE AMOUNT	S SHOWN IN CO	LUMN (e) IS H	EREBY REC	QUESTED.
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EAST BOSTON II

ATTACHMENT TO HUD 6275

Administration

Project Director Neighborhood Organiz. S Planner Project Engineer	Specialist	(50%) (\$15,000) (25%) (\$9,200) (50%) (\$13,000) (50%) (\$16,500)	\$ 7,500. 2,300. 6,500. 8,250.
	otal Direct Indirect Wage		 24,550. 24,000.
		ages alth Insurance (3%) tirement Contribution (10%)	 48,550. 1,456. 4,855.
	otal Person Idministrativ	nel Costs ve Overhead (25%)	 54,861. 13,715.
	Total A	dministrative Budget	\$ 68,576.
Legal Services 2 cases x \$200 x 5 days Survey and Planning			\$ 2,000.
Master Engineering Cont and General Overall Des General Borings and Tes Special Investigations Public Improvement Comm	ign ts	s	\$ 18,000. 5,000. 5,000. 4,500.
		Total	\$ 32,500.
Acquisition Expenses			
Appraisals Title Information Sundry Expense - condem	nation		\$ 7,000. 2,000. 2,500.
		Total	\$ 11,500.
.Temporary Operation of	Acquired Pro	operty	
Maintenance of Property	and Insura	nce	\$ 1,000.



ST BOSTON II

Project	Improvements
110,100	TIMPLO ICINCII CO

Troject Improvements	
Street Lighting Water Service Surface Drainage and Sanitary Sewers Seawall Reconstruction Police Signal and Fire Alarm Street, Traffic and Directional Signs Construction Contract Documents Borings and Tests for Construction Contract Special Investigations for Construction Contract Inspection of Construction Line and Grade Survey Control for Construction Total	\$ 138,600. 44,200. 68,000. 147,500. 470,000. 10,000. 53,500. 5,000. 40,000. 5,000. \$ 996,800.
Disposal Lease, Retention	
2 appraisals @ \$600 Parcel Delivery Plans	\$ 1,200. 5,000.
Total	\$ 6,200.
Interest	
\$2,200,000 at 5% for 1 year	\$ 110,000.
Other Income	
Because of the short duration of the project, there will be no "other income"	

Real Estate Purchases

LPA Estimate of Acquisition Cost \$819,000.



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ACTIVITY CLASSIFICATION	APPROVED BUDGET FOR CURRENT YEAR	ACTUAL AND ESTIMATED COST TO END OF CURRENT YEAR	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR	ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR	BUDGET REQUESTED (c) + (d)	BUDGET APPROVED
	(a)	(b)	(c)	(4)	(e)	(f)
Administrative Costs (1410, 1475)				432,283		
Legal Service (1415.02 through 1415.05)	·			· 7,200		
Survey and Planning (1401, 1403, 1404, 1430)				23,000		
Acquisition Expenses (1440.02 through 1440.06)	• -			45,500		
Temporary Operation of Acquired Property (1-148)		ż.		43,700		
Amount Included in Line 5A os real estate tax credits (1448.038)	[]	[]		[]	[]	Г.)
Relocation and Community Organization, excluding Relocation Payments (1443)				15,000	·	
Site Cleorance (1450)			;	146,000		
Project Improvements (1455)				829,200		
Disposal, Lease, Retention Costs (1445)		_		23,800		
Rehabilitation, excluding tehabilitation grants (1460)						
Interest (1420.013, 1420.02)				120,000		
Other Income (-) (1419)						
Real Estate Purchases (1440.01)		÷		463,000		
Subtotol (Sum of lines I through 13, excluding 5B)		•		2,148,683		
Contingencies (not to Facred 15% of line 11)				322,302		
Program Inspection (1-118)				18,532		
Sum of lines 11, 15 & 16)		•		2,489,517	-	·

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ACTIVITY CLASSIFICATION	APPROVED BUDGET FOR CURRENT YEAR	ACTUAL AND ESTIMATED COST TO END OF CURRENT YEAR	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR	ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR	BUDGET REQUESTED (c) + (d)	BUDGET Approved
•	(0)	(b)	(c)	(4)	(e)	(1)
Relocation Payments (100% reimbursable to 1.1°A)(1501)				367,565	•	
Rehabilitation Gronts (100%) eimbursable to LPA) (1502)				87,500		
ROVAL OF THE EXPENDITURE	S RUDGET II	N THE AMOUNT	S SHOWN IN CO		EDERY DEC	UESTED
December 1, 1972		Bost	on Redevelo	pment Auth	ority	•
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EXPENDITURES BUDGET IS HE	REBY APPR	OVED IN THE	AMOUNTS SHOW	N IN COLUMN	l (f).	
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1. Administration

Project Director Neighborhood Organ. Specialist Project Engineer Planner Family Relocation Specialist Family Relocation Specialist Family Relocation Specialist Business Relocation Spec. Business Relocation Spec. Rehabilitation Const. Anal. Rehabilitation Const. Anal. Rehab Finance Officer Maintenance Super. Maintenance Man Maintenance Man	(50%) (\$9,200) (50%) (\$16,000) (100%) (\$13,000) (100%) (\$11,000) (100%) (\$11,000) (100%) (\$11,000) (100%) (\$12,087) (100%) (100%)	\$ 15,000. 4,600. 8,250. 13,000. 11,000. 11,000. 13,250. 10,732. 10,732. 6,043. 11,948. 8,320. 8,320.
	Total Direct Wages Indirect Wages	\$156,445. 150,000.
	Total Wages Blue Cross/Blue Shield(3%) Retirement (10%)	\$306.445. 9,193. 30,645.
	Total Personnel Costs Administrative Overhead(25%)	\$346,283. 86, 0 00.
Total Admi	inistrative Budget	\$432,283.
Legal Services		
12 cases x \$200 x 3 days		\$ 7,200.
Survey and Planning		
Master Engineering Control Plans and General Overall Design General Borings and Tests Special Investigations	1	\$ 13,000. 2,500. 2,500.
Public Improvement Commission Pl	lans	5,000.
	Total	\$ 23,000.



Gouldville-Dudley Attachment to HUD 6275

4.	Acq	ui:	si	tion	Ex	pense
	,					

Appraisals Option Negotiations Title Search Sundry Acquisition-Condemnation		\$ 18,000. 4,100. 16,200. 7,200.
	Total	\$ 45,500.
Temporary Operation of Acquired Property		
Rental Income Repairs Maintenance Supplies Fuel, Light, Power Insurance Sewer and Water Rentals Real Estate Taxes Temporary Moves		(\$ 9,250.) 3,700. 3,700. 3,700. 6,000. 1,850. 30,000. 4,000.
	Total	\$ 43,700.
Relocation and Community Organization		\$ 15,000.
Site Clearance		\$146,000.
See Project Improvements Report		
Project Improvements		
Streets Parks and Public Areas Street Lighting Water Service Surface Drainage and Sanitary Sewers Police Signal and Fire Alarm Street, Traffic and Directional Signs Construction Contract Documents Borings and Tests for Construction Contracts Special Investigations for Construction Cont Inspection of Construction Line and Grade Survey Contract for Construct	racts	\$260,000. 170,000. 106.000 73,700. 109,500. 10,000. 37,500. 2,500. 2,500. 40,000. 7,500.
	Tota1	\$829,200.

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Gouldville-Dudley Attachment to HUD 6275

25 Grants x \$3,500

9.	Disposal, Lease, Retention		
ı	22 Appraisals x \$400 Parcel Delivery Plans		\$ 8,800. 15,000.
ı		Total	\$ 23,800.
11.	Interest		
	\$2,400,000 x 5% for 1 year		\$120,000.
12.	Other Income		
	Because of the short duration of the project, there will be no "other income".		
l3.	Real Estate Purchases		
	LPA Estimate of Acquisition Cost		\$463,000.
.8.	Relocation Payments		
	Business Relocation Family Relocation a) Acquired Properties		\$100,000.
	Moving Payments		19,765.
	Replacement Housing for Tenants Replacement Housing for Owners		74,000. 60,000.
The state of the s	b) Possible Rehabilitation Moving Payments		19,800.
	Replacement Housing for Tenants		64,000.
Anna Anna and Anna a	Replacement Housing for Owners		30,000.
		Total	\$367,565.
9.	Rehabilitation		
511			

\$ 87,500.

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1,664,912

Total Program Expenditures

(Sum of lines 14, 15 & 16)

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		TO BE COMPLETED BY LPA				TO BE COMPLETED BY HUD	
ACTIVITY CLASSIFICATION	APPROVED BUDGET FOR CURRENT YEAR	ACTUAL AND ESTIMATED COST TO END OF GURRENT YEAR	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR	ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR	BUDGET REQUESTED (c) + (d)	BUDGET APPROVED	
	(a)	(b)	(c)	(4)	(e)	(1)	
Relocation Payments (100% reimbursable to 1.P.A.) (1501)				120,525	,		
Rehabilitation Grants (100% eimbursable to LPA) (1502)							
ROVAL OF THE EXPENDITUR	ES BUDGET II	THE AMOUNT	s shown in co	LUMN (e) IS H	EREBY REC	DUESTED.	
December 1, 1972 (Date) Boston Redevelopment Authority (Local Public Agency) (Signature of Authorized Official) Director							
				(Title)			
EXPENDITURES BUDGET IS H	EREBY APPR	OVED IN THE	AMOUNTS SHOW	N IN COLUMN	l (f).		
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LENA PARK ATTACHMENT TO HUD 6275

Administration

Family Relocation Specialist Project Engineer Demolition Inspector Project Management Director (5	50%) (\$15,000 Per Annum) 50%) (\$9,200) 50%) (\$16,500) 25%) (\$9,500) 50%) (\$12,500) 50%) (\$9,000)	\$ 7,500. 4,600. 11,000. 8,250 2,375. 6,250. 4,500. 13,000. 7,000.
Total Direct Wage Indirect Wages	<u>es</u>	64,475. 60,000.
Total Wages Blue Cro Retiremo	oss/Blue Shield (3%) ent (10%)	124,475. 3,735. 12,447.
Total Personnel Co Administrative Ove	osts erhead (25%)	140,657. 35,164.
Total Adminis	strative Budget	\$175,821.
Legal Services The Authority estimates that 15 real es litigation. 15 cases x \$200 per day an Survey and Planning	state cases will require nd 3 days	\$ 9,000.
 Master Engineering Control Plans for General Overall Des General Borings and Tests Special Investigations Public Improvement Commission Plans Total	\$7,700. \$5,000. \$5,000. 2,500.	\$ 20,200.
Acquisition Expenses		,,,
- Appraisals (1440.02) - Option Negotiations (1440.03) - Title Information (1440.04) - Sundry Expenses - condemnation (1440.0	\$14,000. 4,500. 9,000. 06) 7,500.	
Total		\$ 35,000.

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A PARK

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,	Temporary Operation of Acquired Property			
	Rental Income 23 @ \$450. Repairs Janitors Wages and Supplies Fuel, Light, Power Insurance Sewer and Water Rentals Real Estate Taxes (assessed value x \$200 per thousand) Rent Write-offs Total		3,450 2,300 500 2,300 2,300 25,000 1,000	
	Site Clearance			
j	See Project Improvements Report	\$1	38,300	١.
	Streets Parks and Public Areas Street Lighting Water Service Surface Drainage and Sanitary Sewers Police Signal and Fire Alarm Street, Traffic and Directional Signs Construction Contract Documents Borings and Tests for Construction Contract Inspection of Construction Total		46,100 80,000 59,200 52,400 41,600 5,000 1,000 23,200 5,000 20,000	
	Disposal, Lease, and Retention			
	Disposition Appraisals (2 x \$600) Parcel Delivery Plans	\$	1,200 5,000	
	Total	\$	6,200	١.
	Interest \$1,600,000 x 5% for 1 year	\$	80,000	ı.

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NA PARK

Other Income

Because of the short duration of this project, no money has been included on this line.

Real Estate Purchases

Appraiser's Valuations	\$ 423,500. 529,400
LPA Estimate of Acquisition Cost	529,400.

Based on recent experience, 50% of the properties will be litigated and court awards on these will be approximately 50% more than the appraiser's valuation.

Relocation Payments

Fixed Payment (average 7 rooms @ \$475) Dislocation Allowance @ \$200	\$ 10,925 4,600	
Replacement Housing Payment for Tenants and Certain Others (20 households @ \$3,000) Replacement Housing Payment for Homeowners	60,000).
(3 households @ \$15,000)	45,000	<u>).</u>
Total	\$120,52	5

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ACTIVITY CLASSIFICATION	APPROVED BUDGET FOR . CURRENT YEAR	ACTUAL AND ESTIMATED COST TO END OF CURRENT YEAR	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR	ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR	BUDGET REQUESTED (c) + (d)	BUDGET Approved				
	(0)	(b)	(c)	(4)	(e)	(1)				
location Payments (100% mbursable to 1.P.A.) (1501)				124,825						
habilitation Grants (100% inbursable to LPA) (1502)										
IVAL OF THE EXPENDITURE	S BUDGET I	N THE AMOUN	TS SHOWN IN CO	LUMN (e) IS F	EREBY REC	QUESTED.				
December 1, 1972 (Date)		Bo	Lege.	lopment Au cal Public Age tre of Authorize	ncy)	<u> </u>				
•	:	Di	rector	(Title)		•				
•										
CPENDITURES BUDGET IS H	EREBY APP	ROVED IN THE	AMOUNTS SHOW	N IN COLUMN	(f).	•				
	: •		•	D 8						
(Date)	•	<u>h</u> atay mahadiyahi	- 1000 -	(Signature)		•				
	: .			(Title)		-				
		•								



Administration

Project Director Neighborhood Organ. Spec. Planner Project Engineer Business Relocation Spec. Family Relocation Spec. Maintenance Man Senior Clerk Typist	(50%) (\$15,000) (20%) (\$ 9,200) (25%) (\$13,000) (50%) (\$16,500) (25%) (\$13,250) (20%) (\$11,000) (25%) (\$ 9,000) (50%) (\$ 7,000) Total Direct Wages	\$7,500. 1,840. 3,250. 8,250. 3,312. 2,200. 2,250. 3,500. \$32,102.
	Total Wages	62,204.
	Blue Cross/Blue Shield 3% Retirement 10%	1,866. 6,220.
	Total Personnel Costs Administrative Overhead (25%)	70,290. 17,572.
	Total Administrative Budget	\$87,862.

Legal Expenses

2 cases x \$200 a day x 5 days

\$ 2,000.

Survey and Planning

Minimal engineering work will be done in this project.

Acquisition Expense

Acquisition Appraisals	\$ 6,000.
Option Negotiations Title Information	2,900.
Sundry Expenses-Condemnation	1,500.
	\$10,400.

enid Enide		- 3				

		8.				
	· ·					

A. Temporary Operation of Acquired Property

Rental Income		
Monthly Rental \$915.00 x 6 =		(\$ 5,500.)
Repairs		2,500.
Maintenance Salaries & Supplies		1,500.
Fuel, Light, Power Insurance		0. 3,500.
Sewer and Water Rentals		900.
Real Estate Taxes		50,000.
	Total	\$52,900.
Site Clearance		\$55,440.
See Project Improvements Report for bro	eakdown	
Project Improvements		·
Street Improvements		\$12,000.
Disposal, Lease, Retention		
Disposition appraisals 2 x \$600		\$ 1,200.
Parcel Delivery Plans		<u>5,000.</u>
	Total	\$ 6,200.
Interest		

1. Other Income

Because of the short duration of this project, no funds have been included on this line.

Real Estate Purchases

 $$1,200,000 \times 5\% \times 1 \text{ year}$

Fair Market Value \$500,000. LPA Estimate of Acquisition Cost 750,000.

The Authority feels that both acquisition parcels will require litigation. A 50% increase over the fair market value has been allowed to cover court settlements. This percentage is based on recent experience with similar parcels.

\$60,000.

+			
	+	100	
			f 0.1
		•	
			*

Washington Corey Attachment to HUD 6275

18. Relocation

3 businesses 9 families moving payments Dislocation Allowance Replacement Housing payment for tenants		\$ 85,000. 2,025. 1,800. 36,000.
	Total	\$124.825.



ND 302
FINANCING REPORT



edition may be used

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PROGRAM LOCALITY

Boston, Massachusetts

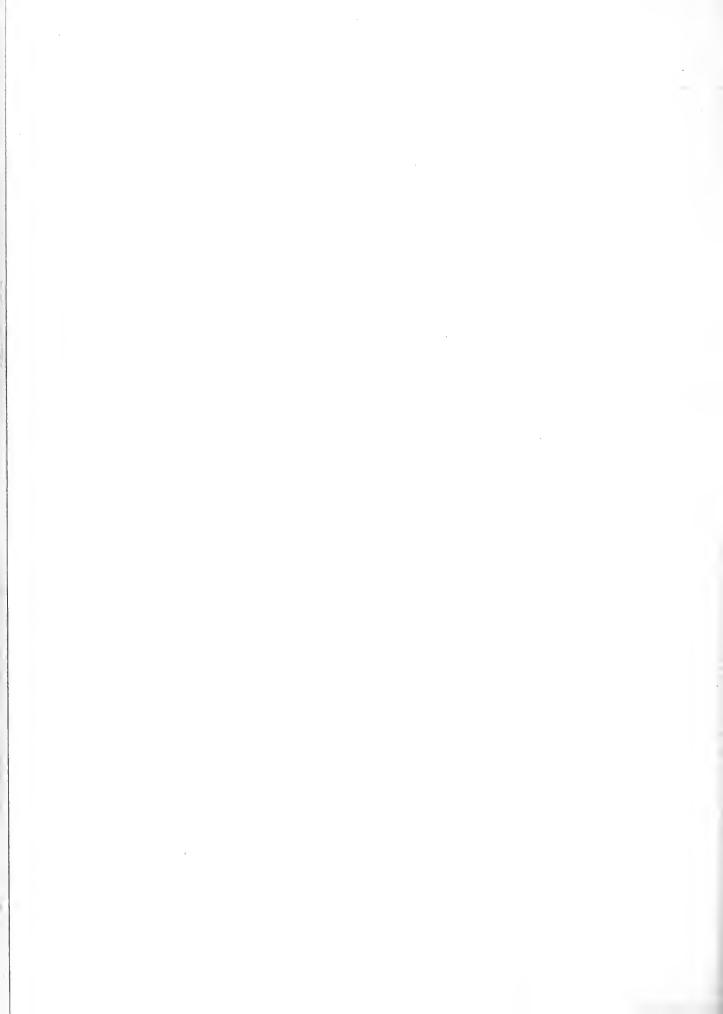
PROGRAM NUMBER East Boston II

NEIGHBORHOOD DEVELOPMENT PROGRAM FINANCING PLAN

STRUCTIONS: Submit original and two copies in Binder No. 1 and one copy in other binders. NANCING PLAN FOR ACTION YEAR FROM April 1973 то March 1974 SECTION A. ESTIMATE OF GROSS AND NET PROGRAM COST AND SHARING OF NET PROGRAM COST CURRENT YEAR FROM_____ TO_ ACTION YEAR FROM_____TO_ TO BE COMPLETED
BY HUD
FINANCING PLAN FINANCING APPROVED REVISED NE FINANCING ESTIMATE OF PLAN TEM PLAN COLUMN (a) REQUESTED APPROVED (a) (4) (b) (c) 11 PROGRAM EXPENDITURES (From HUD-6275, Expenditures Budget, Line 17, as follows: COL. (b) from Col. (b); Col. (c) 2,390,370 from Cal. (e)) NONCASH LOCAL GRANTS-IN -AID (From Part IV, Schedule 1. Summary of Noncash Grants-in-1,150,185 GROSS PROGRAM COST (Line A-1 plus Line A-2) 3,540,555 LAND PROCEEDS. ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR (Include sold, retained or leased) ESTIMATED LAND PROCEEDS. (From land acquired or to be acquired in indicated year but not dispased of in that year) TOTAL ESTIMATED PROCEEDS RECEIVED OR TO BE RECEIVED FOR LAND ACQUIRED AND TO BE ACQUIRED IN INDICATED YEAR. (In Col. (b), enter Line A-4 plus A-5) 90,000 ADJUSTMENT OF ESTIMATED LAND INVENTORY PROCEEDS (Adjustments in Col. (c) must be justified in Code No. ND506) NET ESTIMATED LAND PRO-CEEDS (Line A-o plus or minus 90,000 Line A-7) NET PROGRAM COST (Line 4-3 minus Line A-8) 3,450,555 SHARING OF NET PROGRAM COST LOCAL GRANTS-IN-AID: TOTAL REQUIRED (1/3 or 1/4 of Line 4-9) 1,150,185 NONCASH GRANTS-IN-AID (From Line A-2) .150.185REAL ESTATE TAX CREDITS (From HUD-6275, Line 5B)



	SECTION A. (Continued)					
		Current Year From	to	Action Year	From_	10
	ITEM	APPROVED FINANCING PLAN (a)	REVISED ESTIMATE OF COLUMN (a) (b)	FINANCING REQUEST (c)		TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)
	LOCAL CASH GRANTS-IN-AID, EXCLUDING REAL ESTATE TAX CREDITS. (Line A-10 minus sum of Lines A-11 and A-12) (Sum of Lines A-11, A-12, and A-13 must equal Line A-10)				•	
	PROGRAM CAPITAL GRANT (2/3 or 3/4 of Line A-9)			2,300,37	70	
	RELOCATION GRANT (From NUD-6275, Line 18 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))			included A-1	i in	
	REHABILITATION GRANT (From HUD-6275, Line 19 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))		·	***		·
	TOTAL FEDERAL CAPITAL GRANT (Sum of Lines A-14, A-15 and A-16)			2,300,3	70	
_	SECTION B MAX	MUM AMOUNT OF TE	MPORARY LOAN FO	PORARY LOAN FOR ACTION YEAR		
	 ITEM		AMOUNT REQUESTED BY		AMOUNT APPROVED BY HUD	
	CASH REQUIRED FOR PROGRAM LOCATION GRANTS AND REHABI (From column (c), sum of Lines A-1,	LITATION GRANTS	2,390,370			
	ESTIMATED VALUE OF UNSOLD L. ACTION YEAR. (Use disposition vanishing which were used in calculating the the latest approved financing plan)	lues for unsold parcels disposition proceeds in				
	TOTAL CASH REQUIREMENTS (Su B-2)	m of Lines B-1 and			•	
	REAL ESTATE TAX CREDITS (Fro	om column (c), Line				
	CASH GRANTS-IN-AID, EXCLUDIN CREDITS (From Column (c), Line A					
	SUBTOTAL (Sum of Lines B-4 and I	B-5)				
	MAXIMUM TEMPORARY LOAN THE PRIVATE FINANCING (Line B-3 miles)		2,390,370			
! 	SECTION C. SOU	RCES OF FUNDS FOR	REPAYMENT OF TE	MPORARY L	OAN	·
	ITEM		AMOUNT REQUE	STED BY	AMO	UNT APPROVED BY
	TOTAL DISPOSITION PROCEEDS (Sum of Line A-8, Col. (c), and R-2)		90,000			
	PROGRAM GRANT (From Line A-14	!, col. (c))	2,300,370		•	·
	RELOCATION GRANT (From Line	4-15, col. (c))				
-	REHABILITATION GRANT (From L	ine A-16, col. (c))				•



ecember 1, 1972		
(Date)	(Signature of Au	thorized Official)
	(X Q. D	7
oston Redevelopment Authority	Director	
(Local Public Agency)	(Ti	tle)
*		
FINANCING PLAN AS SHOWN IN THE APPROPRIATE (COLUMNS IS HEREBY APPROVED	:
•		•
	10:	1
(Date)	(Signal	ure)
		
	(Ti	el o)
SUPPORTING SCHEDULE 1. SUA	MMARY OF HONCASH LOCAL GRA	nts-In
SUPPORTING SCHEDULE 1. SUB-	MMARY OF HONCASH LOCAL GRA	NTS-IN CEAR
SUPPORTING SCHEDULE 1. SU	MMARY OF HONCASH LOCAL GRA	NTS-IN
SUPPORTING SCHEDULE 1. SUB-	MMARY OF HONCASH LOCAL GRA	NTS-IN CEAR
SUPPORTING SCHEDULE 1. SUB-	E WITH APPLICATION FOR ACTION TO REQUESTED BY LPA	NTS-IN CEAR
SUPPORTING SCHEDULE 1. SUB- I - HONCASH GRANTS-IN-AID SUBMITTED FOR FIRST TIME TYPE OF LOCAL GRANTS-IN-AID DONATIONS OF LAND	E WITH APPLICATION FOR ACTION TO REQUESTED BY LPA	NTS-IN CEAR
SUPPORTING SCHEDULE 1. SUB- I - HONCASH GRANTS-IN-AID SUBMITTED FOR FIRST TIME TYPE OF LOCAL GRANTS-IN-AID DONATIONS OF LAND SITE CLEARANCE	E WITH APPLICATION FOR ACTION TO REQUESTED BY LPA	NTS-IN CEAR
SUPPORTING SCHEDULE 1. SUB- I - NONCASH GRANTS-IN-AID SUBMITTED FOR FIRST TIME TYPE OF LOCAL GRANTS-IN-AID DONATIONS OF LAND SITE CLEARANCE PROJECT IMPROVEMENTS	E WITH APPLICATION FOR ACTION TO REQUESTED BY LPA	NTS-IN
SUPPORTING SCHEDULE 1. SUB- I - HONCASH GRANTS-IN-AID SUBMITTED FOR FIRST TIME TYPE OF LOCAL GRANTS-IN-AID DONATIONS OF LAND SITE CLEARANCE PROJECT IMPROVEMENTS SUPPORTING FACILITIES	E WITH APPLICATION FOR ACTION TO REQUESTED BY LPA	NTS-IN
SUPPORTING SCHEDULE 1. SUPPORTING SCHEDULE 1. SUPPORTING SCHEDULE 1. SUPPORTING FIRST TIME TYPE OF LOCAL GRANTS-IN-AID DONATIONS OF LAND SITE CLEARANCE PROJECT IMPROVEMENTS SUPPORTING FACILITIES COMMUNITY-WIDE FACILITIES	E WITH APPLICATION FOR ACTION TO REQUESTED BY LPA	NTS-IN CEAR
SUPPORTING SCHEDULE 1. SUR I - HONCASH GRANTS-IN-AID SUBMITTED FOR FIRST TIM TYPE OF LOCAL GRANTS-IN-AID DONATIONS OF LAND SITE CLEARANCE PROJECT IMPROVEMENTS SUPPORTING FACILITIES COMMUNITY-WIDE FACILITIES PUBLIC HOUSING CREDITS	E WITH APPLICATION FOR ACTION TO REQUESTED BY LPA	NTS-IN CEAR

Instructions will be issued at a subsequent date covering the calculation of the amount of unutilized noncash grants-in-aid which can be utilized as credits for the action year.)



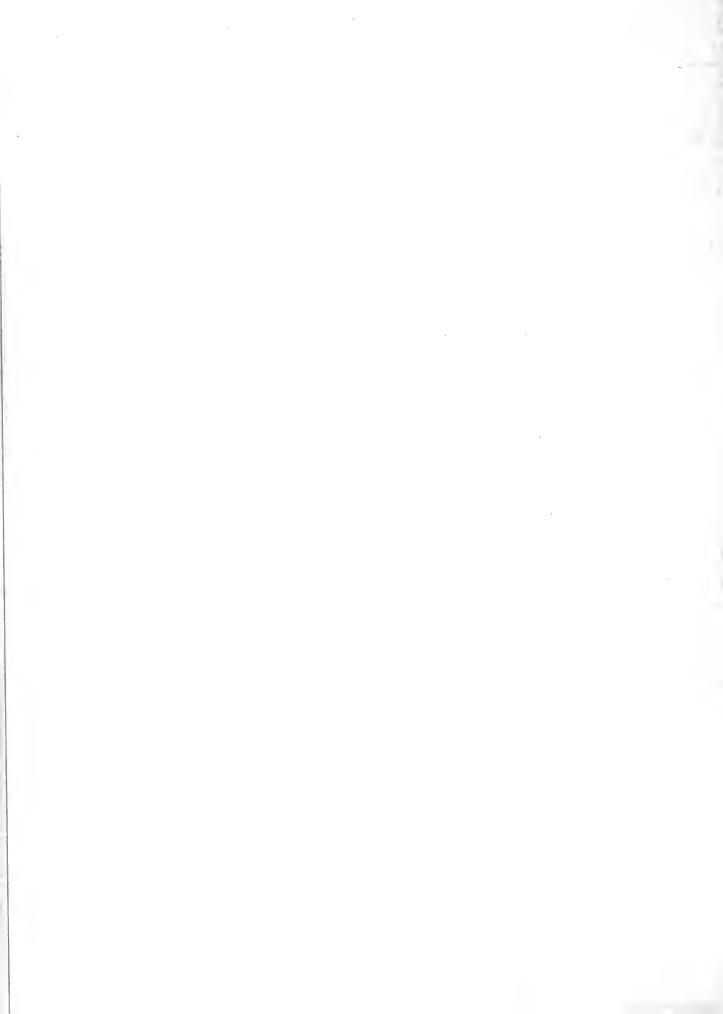
SUPPORTING SCHEDULE 1. (Continued)

PART III - NONCASH POOLING CREDITS FROM URBAN RENEWAL PROJECTS AND SUBMITTED AS NDP NONCASH GRANT-IN-AID CREDITS FOR THE ACTION YEAR

	SOURCE OF POOLING CRED	IT AND ADJUSTMENT TO L	JRBAN RENEWÁL PROJECT	POOLING CALCULATION		
INE	ITEM	SUM OF COMPLETED URBAN RENEWAL PROJECTS (0)	TRANSFERRED TO NDP FOR ACTION YEAR (b)	ADJUSTED SUM OF COMPLETED URBAN RENEWAL PROJECTS TO BE USED FOR FUTURE POOLING CALCULATIONS COL. (a) MINUS COL. (b)		
1.	ITEM 1 - PROJECT EXPENDITURES		xxxxx xxx			
2.	ITEM 2NONCASH		1,150,185			
3.	GROSS PROJECT COST	•	xxxxxxxx			
4.	LAND PROCEEDS		xxxxxxxx			
5.	NET PROJECT COST		******	·		
5.	LOCAL GRANTS-IN-AID TOTAL		xxxxxxxx			
1.	NONCASH _		1,150,185			
1.	CASH ·		xxxxxxxx	·		
	FEDERAL CAPITAL GRANT		xxxxxxxx			
3.	AMOUNT OF NONCASH GRANT-IN-AID CREDITS TRANSFERRED FROM URBAN RENEWAL PROJECTS POOLING CREDITS TO NDP FOR ACTION YEAR \$ (From Line 2, column (b)) \$1,150,185 This credit is to be provided by Mass. R-24 upon completion - January 1973					
et iv	TTIV - TOTAL HONCASH GRANTS-IN-AID FOR ACTION YEAR					
	FROM PART I (Line 9)	\$		•		
	FROM PART II	s				
	FROM PART III (Line 10) \$ 1,150,185					

1,150,185

TOTAL (Enter this figure in Line A-2, Column (c), of Form [[U]]-6280.)



East Boston II Attachment to HUD 6280

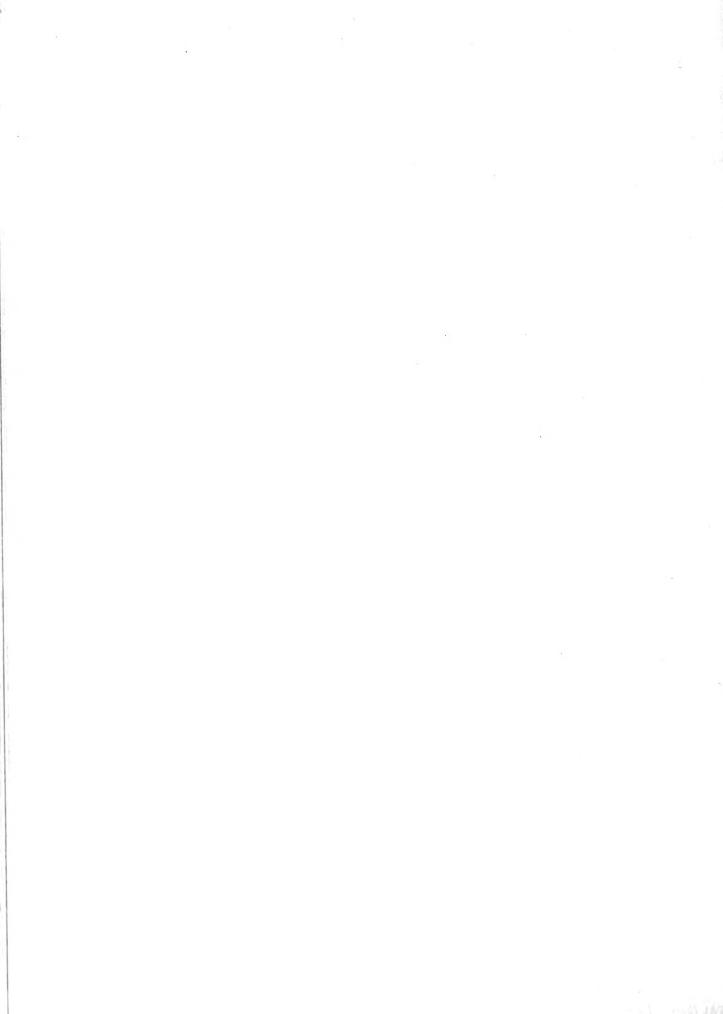
- A-1 As relocation costs are shared, they have been included in this line.
- A-6 Disposition
 180 dwelling units @ \$500



1 of 4	Budant Bures	u No. 63-R1218		1R = 70		
U. S. DEPARTMENT OF HOUSING A	DPMENT PROGRAM	MENT .	PROGRAM LOCALITY Boston, Massachuse PROGRAM NUMBER	etts		
FINANCING	5 PLAN		Gouldville-Dudley			
RUCTIONS: Submit original and two co	opies in Binder No. 1 a	nd one copy in o	other binders.			
ANCING PLAN FOR ACTION YEAR FR	юм <u>April 1973</u>	то	March 1974 .			
SECTION A. ESTIMATE OF GR	OSS AND NET PROG	RAM COST AND	SHARING OF NET PRO	OGRAM COST		
	CURRENT YEAR FR	ом то	ACTION YEAR FR	омто		
ITEM	APPROVED FINANCING #LAN (0)	REVISED ESTIMATE O COLUMN (o (b)	F PLAN	TO BE COMFLETED BY HUD FINANCING PLAN APPROVED (d)		
PROGRAM EXPENDITURES (From UUD-6275, Expenditures Budeet, Line 17, as follows: COL. (b) from Col. (b); Col. (c) from Col. (e))			2,857,082			
NONCASH LOCAL GRANTS-IN - AID (From Part IV, Schedule 1, Summary of Noncash Grants-in- Aid)		•	1.385.341			
GROSS PROGRAM COST (Line A-1 plus Line A-2)		• .	4,242,423			
L'AND PROCEEDS. ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR (Include sold, re- tained or leased)		-				
ESTIMATED LAND PROCEEDS. (From land acquired or to be acquired in indicated year but not disposed of in that year)			·			
TOTAL ESTIMATED PROCEEDS RECEIVED OR TO BE RECEIVED FOR LAND ACQUIRED AND TO BE ACQUIRED IN INDICATED YEAR. (In Col. (b), enter Line A-4 plus A-5)		٠.	86,400			
ADJUSTMENT OF ESTIMATED LAND INVENTORY PROCEEDS (Adjustments in Col. (e) must be justified in Code No. ND506)			00,100			
NET ESTIMATED LAND PRO- CEEDS (Line A-6 plus or minus Line A-7)			86,400			
NET PROGRAM COST (Line A-3) minus Line A-8)			4,156,023			
SHARING OF NET PROGRAM COST LOCAL GRANTS-IN-AID: TOTAL REQUIRED (1/3 or 1/4 of 1.ine 4-9)	•		1,385,341			
HONCASH GRANTS-IN-AID			1.385.341			
REAL ESTATE TAX CREDITS (From III I)-6275, Line 5B) delion may be used			0	·		



2 01	14	•				HUD-629 (8-70
		SECTION A. (C	Continued)			
	· ·	Current Year From	_10	Action Year	From_	10
:	ITEM	APPROVED FINANCING PLAN (a)	REVISEO ESTIMATE OF COLUMN (a) (b)	FINANCING REQUEST (c)		TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)
	LOCAL CASH GRANTS-IN-AID, EXCLUDING REAL ESTATE TAX CREDITS. (Line A-10 minus sum of Lines A-11 and A-12) (Sum of Lines A-11, A-12, and A-13 must equal Line A-10)				·	
	PROGRAM CAPITAL GRANT (2/3 or 3/4 of Line A-9)			2,770,682	2	
	RELOCATION GRANT (From MUD-6275, Line 18 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))					
	REHABILITATION GRANT (From IIUD-6275, Line 19 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))			87,500	0	
	TOTAL FEDERAL CAPITAL GRANT (Sum of Lines A-14, A-15 and A-16)			2,858,182	2	
-	SECTION B MAX	CIMUM AMOUNT OF TEM			1	
	ITEM		AMOUNT REQUE	ESTED BY	AMOL	UNT APPROVED BY HUD
	CASH REQUIRED FOR PROGRAM LOCATION GRANTS AND REHABI (From column (c), sum of Lines A-I,	ILITATION GRANTS	2,944,582	-		
	ESTIMATED VALUE OF UNSOLD L. ACTION YEAR. (Use disposition un which were used in colculating the the latest opproved financing plan)	nlues for unsold parcels disposition proceeds in	F			
	TOTAL CASH REQUIREMENTS (Su B-2)		2,944,582			
I	REAL ESTATE TAX CREDITS (Fro	om column (c), Line	0			
	CASH GRANTS-IN-AID, EXCLUDIN CREDITS (From Column (c), Line A					
	SUBTOTAL (Sum of Lines B-4 and I	B-5)	. 0			
	MAXIMUM TEMPORARY LOAN THE PRIVATE FINANCING (Line B-3 mi		2,944,582			
7	SECTION C. SOUT	IRCES OF FUNDS FOR I	REPAYMENT OF TE	MPORARY L	OAN	
-	ITEM		AMOUNT REQUE	ESTEO BY	AMOU	UNT APPROVEU SY HUD
-	TOTAL DISPOSITION PROCEEDS (Col. (c), and B-2)	(Sum of Line A-8,	86,400			
	PROGRAM GRANT (From Line A-14	i, col. (c))	2,770,682			. ;
-	RELOCATION GRANT (From Line	A-15, col. (c))				
	REHABILITATION GRANT (From 1.	ine A-16, col. (c))	87,500			:
	TOTAL (Sum of Lines C-1 through C	C-4: Must equal Line B-7	2 044 500			·



PROVAL OF THE FINANCING PLAN IN THE AMOUNTS SHOWN IS HEREBY REQUESTED:

Director Boston Redevelopment Authority (Title) (Local Public Agency)

F FINANCING PLAN AS SHOWN IN THE APPROPRIATE COLUMNS IS HEREBY APPROVED:

(Signature) (Date)

(Title)

APPROVED BY HUD

1.2 SUPPORTING SCHEDULE 1. SUMMARY OF NONCASH LOCAL GRANTS-IN

TI - NONCASH GRANTS-IN-AID SUBMITTED FOR FIRST TIME WITH APPLICATION FOR ACTION YEAR

TYPE OF LOCAL GRANTS-IN-AID REQUESTED BY LPA DONATIONS OF LAND 150,000

SITE CLEARANCE

SUPPORTING FACILITIES

PROJECT IMPROVEMENTS

COMMUNITY-WIDE FACILITIES

PUBLIC HOUSING CREDITS

(Sum of Lines 1 through 7)

TOTAL

SECTION 112 CREDITS

FINANCING PLAN

AMOUNT IN LINE 8 TO BE USED IN ACTION YEAR

TII - UNUTILIZED NONCASH GRANT-IN-AID FROM INVENTORY

structions will be issued at a subsequent date covering the calculation of the amount of unutilized naneash grants-in-aid ich can be utilized as credits for the action year. I

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SUPPORTING SCHEDULE 1. (Continued)

₹ T	III - HONCASH POOLING CREDIT CREDITS FOR THE ACTION		WAL PROJECTS AND SI	UBMITTED AS NDP	HONCASH	GRANT-IN-AID
	SOURCE OF POOLING CRED	IT AND AD HISTMEN	T TO LIBBAN RENEW	AL PROJECT PO	ILING CAL	CULATION

SOURCE OF POOLING CRED	IT AND ADJUSTMENT TO U	RBAN RENEWAL PROJEC	T POOLING CALCULATION
ITEM	SUM OF COMPLETED URBAN RENEWAL PROJECTS (a)	TRANSFERRED TO NDP FOR ACTION YEAR (b)	ADJUSTED SUM OF COMPLETED URBAN RENEWAL PROJECTS TO BE USED FOR FUTURE POOLING CALCULATIONS COL. (a) MINUS COL. (b)
ITEM 1 - PROJECT . EXPENDITURES		xxxxxxxx	
ITEM 2 - NONCASH			
GROSS PROJECT COST	•	xxxxxxxx	
LAND PROCEEDS		xxxxxxxx	
NET PROJECT COST	٠.	xxxxxxxx	
LOCAL GRANTS-IN-AID TOTAL		xxxxxxxxx	
NONCASH		•	
CASH		xxxxxxxx	
FEDERAL CAPITAL GRANT		xxxxxxxx	
AMOUNT OF NONCASH GRACEDITS TRANSFERRED FRENEWAL PROJECTS POOL TO NDP FOR ACTION YEAR (From Line 2, column (b))	ROM URBAN ING CREDITS		
This credit	will be provided by	R-24 upon complet	ion January 1973. '
IV - TOTAL NONCASH GRANTS-I	N-AID FOR ACTION YEAR		•

-	FROM PARTI(Line 9)	
	FROM PART II	\$
	FROM PART III (Line 10)	\$ •

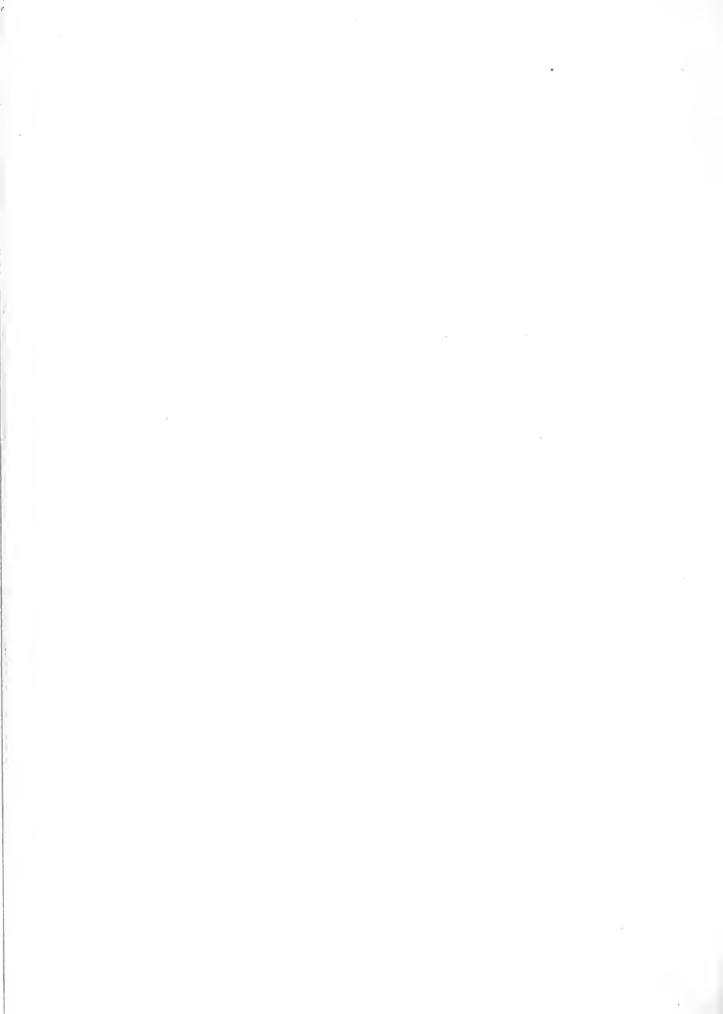
TOTAL (Enter this figure in Line A-2, Column (c), of Form HUD-6280.)

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1-1 As relocation costs are to be shared, they are included in this figure.

-6 Disposition

R-1	\$ 2,614.
R-2	3,254.
R-3	11,644.
R-4	6,577.
R-5	4,760.
R-6	6,045.
RC-1	16,406.
R-7	1,800.
A-1	2,000.
R1-1	23,600.
P-1	7,700.
	- 1

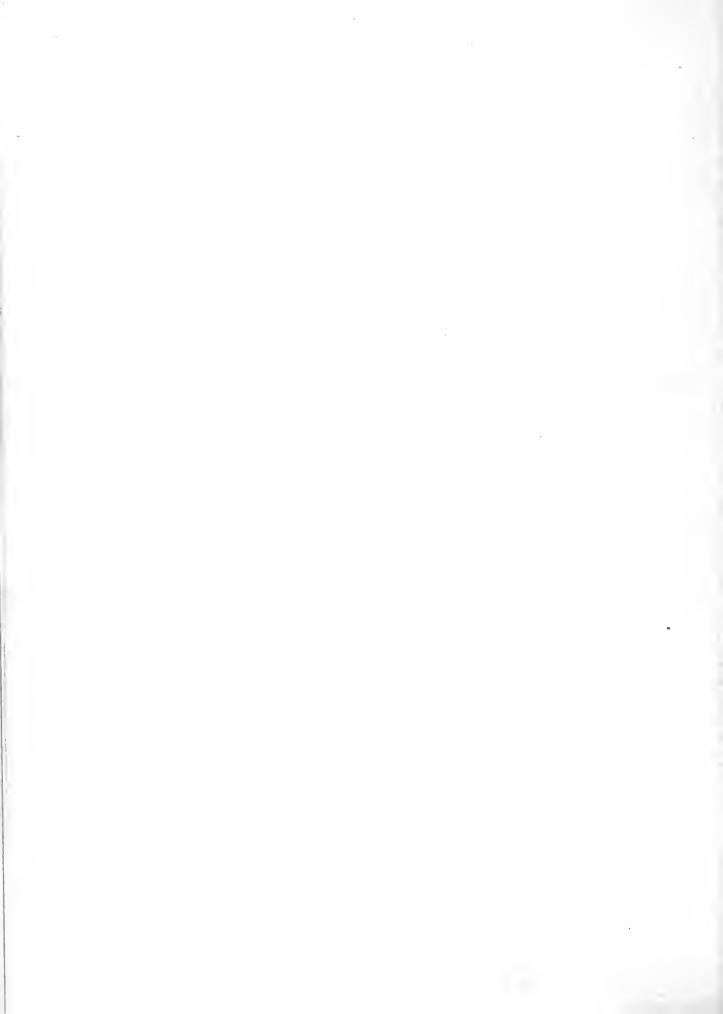


U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NEIGHBORHOOD DEVELOPMENT PROGRAM

Boston, Massachusetts

PROGRAM LOCALITY

FINANCING PLAN			PROGRAM NUMBER Lena Park			
STRU	'CTIONS: Submit original and two co	opies in Binder No. 1 o	and one copy in o	other binders.		
NAN	CING PLAN FOR ACTION YEAR FR	ROM April 1973	то	arch 1974		
	SECTION A. ESTIMATE OF GR	OSS AND NET PROG	RAM COST ANI	SHARING OF NET PR	ROGRAM COST	
		CURRENT YEAR FROMTO_		ACTION YEAR F	помто	
NE	TEM .	APPROVED FINANCING PLAN (0)	REVISED ESTIMATE O COLUMN (o	F PLAN	TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)	
1	PROGRAM EXPENDITURES (From IIUD-6275, Expenditures Budget, Line 17, as follows: CUL. (b) from Col. (b); Col. (c) from Col. (e))	·	-	1,785,437		
2	NONCASH LOCAL GRANTS-IN- AID (From Part IV, Schedule 1, Summary of Noncash Grants-in- Aid)			830,218		
	GROSS PROGRAM COST (Line A-1 plus Line A-2)	·		2,615,655		
	LAND PROCEEDS. ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR (Include sold, re- tained or leased)				1	
	ESTIMATED LAND PROCEEDS. (From land acquired or to be acquired in indicated year but not disposed of in that year)	-				
	TOTAL ESTIMATED PROCEEDS RECEIVED OR TO BE RECEIVED FOR LAND ACQUIRED AND TO BE ACQUIRED IN INDICATED YEAR. (In Col. (b), enter Line A-4 plus A-5)			125,000		
	ADJUSTMENT OF ESTIMATED LAND INVENTORY PROCEEDS (Adjustments in Col. (c) must be justified in Code No. ND506)					
	NET ESTIMATED LAND PRO- CEEDS (Line A-6 plus or minus Line A-7)			125,000		
	NET PROGRAM COST (Line A-3 minus Line A-8)			2,490,655		
	SHARING OF NET PROGRAM COST LOCAL GRANTS-IN-AID: TOTAL REQUIRED (1/3 or 1/4 of Line A-9)	٠	_	830,218		
	NONCASH GRANTS-IN-AID (From Line A-2)			830,218	•	
	REAL ESTATE TAX CREDITS (From HUD-6273, Line 5B) edition may be used					



2 0	of 4		·			HUD-6239 (8-70
		SECTION A. (C	Continued)			
	·	Current Year From	to	Action Year	From	
	ITEM	APPROVED FINANCING PLAN (a)	REVISED ESTIMATE OF COLUMN (a)	FINANCING REQUEST (c)		TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)
-	LOCAL CASH GRANTS-IN-AID, EXCLUDING REAL ESTATE TAX CREDITS. (Line A-10 minus sum of Lines A-11 and A-12) (Sum of Lines A-11, A-12, and A-13 must equal Line A-10)	·			•	
	PROGRAM CAPITAL GRANT (2/3 or 3/4 of Line A-9)			1,660,43	- 37 _	,,
	RELOCATION GRANT (From HUD-6275, Line 18 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))	-		included A-1		
	REHABILITATION GRANT (From IIUD-6275, Line 19 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))					·
	TOTAL FEDERAL CAPITAL GRANT (Sum of Lines A-14, A-15 and A-16)			1,660,43	37	
	SECTION B. MAX	MUM AMOUNT OF TEA	MPORARY LOAN FO	R ACTION YI	EAR	
	ITEM	AMOUNT REQUE	ESTED BY	AMOL	UNT APPROVED EY HUD	
	CASH REQUIRED FOR PROGRAM LOCATION GRANTS AND REHABI (From column (c), sum of Lines A-1,	1,785,437				
	ESTIMATED VALUE OF UNSOLD L. ACTION YEAR. (Use disposition va which were used in calculating the the latest approved financing plan)	alues for unsold parcels disposition proceeds in				
	TOTAL CASH REQUIREMENTS (Su B-2)	im of Lines B-1 and				
	REAL ESTATE TAX CREDITS (Fro	om column (c), Line				
	CASH GRANTS-IN-AID, EXCLUDIN CREDITS (From Column (c), Line A			_		
	SUBTOTAL (Sum of Lines B-4 and I					
	MAXIMUM TEMPORARY LOAN THE PRIVATE FINANCING (Line B-3 mi	1,785,437				
	SECTION C. SOU	RCES OF FUNDS FOR		MPORARY L	DAN	•
	ITEM		AMOUNT REQUE	ESTEO BY	AMOI	UNT APPROVED BY
	TOTAL DISPOSITION PROCEEDS (Col. (c), and B-2)	(Sum of Line A-8,	125,000		_ 	
	PROGRAM GRANT (From Line A-14	\$, col. (c))	1,660,437		-:	
	RELOCATION GRANT (From Line	A-15, col. (c))				
	REHABILITATION GRANT (From L.				• •	

1,785,437

TOTAL (Sum of Lines C-1 through C-4; Must equal Line B-7)



of 4		HUD-628
ROVAL OF THE FINANCING PLAN IN THE AMOUNTS SHO	DWN IS HEREBY REQUESTED:	
	•.	
December 1, 1972		
(Dote)	(Signature of A	Authorized Official)
`	\ V Ket	1)
Boston Redevelopment Authority	Orector	
(Local Public Agency)	\sim α	Title)
FINANCING PLAN AS SHOWN IN THE APPROPRIATE CO	LUMNS IS HEREBY APPROVE	D:
		· .
(Data)	(Sign	1
(Date)	(us 5 m	sature)
	<u></u>	Tille)
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· · · · · · · · · · · · · · · · · · ·		
SUPPORTING SCHEDULE 1. SUMM	ARY OF NONCASH LOCAL GR	ANTS-IN
1 - NONCASH GRANTS-IN-AID SUBMITTED FOR FIRST TIME W	WITH APPLICATION FOR ACTION	I YEAR
TYPE OF LOCAL GRANTS-IN-AID	· REQUESTED BY LPA	APPROVED BY HUD
DONATIONS OF LAND		
SITE CLEARANCE .		
PROJECT IMPROVEMENTS		
SUPPORTING FACILITIES		•
COMMUNITY-WIDE FACILITIES .		
PUBLIC HOUSING CREDITS		
SECTION 112 CREDITS		
TOTAL . (Sum of Lines 1 through 7)		
AMOUNT IN LINE 8 TO BE USED IN ACTION YEAR FINANCING PLAN		•
II - UNUTILIZED NONCASH GRANT-IN-AID FROM INVENTOR	Y	

structions will be issued at a subsequent date covering the calculation of the amount of unutilized noncash grants-in-aid cheun be utilized us credits for the action year.)

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SUPPORTING SCHEDULE 1. (Continued)

PART III - NONCASH POOLING CREDITS FROM URBAN RENEWAL PROJECTS AND SUBMITTED AS NOP HONCASH GRANT-IN-AID
CREDITS FOR THE ACTION YEAR

SOURCE OF POOLING CREDIT AND ADJUSTMENT TO URBAN RENEWAL	PROJECT POOLING CALCULATION
SOURCE OF TOOCHING CREDIT AND ADJOURNETT TO ORDAN RENEWAL	TROJECT TOOLING CALCOLATION

	SOURCE OF POOLING CRED	IT AND ADJUSTMENT TO L	JRBAN RENEWAL PROJECT	POOLING CALCULATION
ΙE	ITEM	SUM OF COMPLETED URBAN RENEWAL PROJECTS (a)	TRANSFERRED TO NOP FOR ACTION YEAR (b)	ADJUSTED SUM OF COMPLETED URBAN RENEWAL PROJECTS TO BE USED FOR FUTURE POOLING CALCULATIONS COL. (a) MINUS COL. (b)
	ITEM 1 - PROJECT EXPENDITURES		xxxxxxxx	
	ITEM 2 - NONCASH		830,218	
	GROSS PROJECT COST		xxxxxxxx	·
	LAND PROCEEDS		xxxxxxxx	
	NET PROJECT COST	·	xxxxxxxx	
	LOCAL GRANTS-IN-AID TOTAL		******	
	NONCASH _		830,218	
	CASH		xxxxxxxx	
	FEDERAL CAPITAL GRANT		xxxxxxxx	
	AMOUNT OF NONCASH GRACEDITS TRANSFERRED FOR RENEWAL PROJECTS POOL TO NDP FOR ACTION YEAR \$ (From Line 2, column (b))	ROM URBAN LING CREDITS R 830,218 These cred	dits are to be provi letion - January 197	ided by Mass. R-24 72
T 1V	/ - TOTAL NONCASH GRANTS-II	IN-AID FOR ACTION YEAR		
	FROM PART ((Line 9)	\$	-	• .
4	FROM PART II	\$	-	

830,218

\$__

FROM PART III (Line 10)

TOTAL (Enter this figure in Line A-2, Column (c), of Form HUD-6280.)



Lena Park Attachment to HUD 6280

- A-1 As relocation costs are to be shared, they have been included on this line.
- A-6 Disposition
 - 1 public park 32,000 square feet 1 public street - 30,500 square feet
 - 1 residential parcel (low-moderate income)
 250 dwelling units @ \$500

\$125,000.



U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NEIGHBORHOOD DEVELOPMENT PROGRAM FINANCING PLAN NECTIONS: Submit original and two copies in Binder No. 1 and one copy in other binders. NCING PLAN FOR ACTION YEAR FROM APril 1973 TO March 1974 SECTION A. ESTIMATE OF GROSS AND NET PROGRAM COST AND SHARING OF NET PROGRAM COST CURRENT YEAR FROM TO ACTION YEAR FROM PLAN (a) PROGRAM EXPENDITURES (From HUD-0275, Expenditures Budget, Line 17, as follows: COL. (b); Fom Col. (b); Col. (c) from Col. (e)) NCNCASIN LOCAL GRANTS-IN-AID (From Part IV, Schedule 1, Summory of Noncash Grants-in-Aid) GROSS PROGRAM COST (Line A-1 plus Line A-2) LAND PROCEEDS, ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR (Include sold, retained or leased) ESTIMATED LAND PROCEEDS (From Indicated year but not disposed of in that year)	18 = 701			
FINANCING PLAN FINANCING PLAN PROGRAM NUMBER Washington Corey RECTIONS: Submit original and two copies in Binder No. 1 and one copy in other binders. NCING PLAN FOR ACTION YEAR FROM APril 1973 TO March 1974 SECTION A. ESTIMATE OF GROSS AND NET PROGRAM COST AND SHARING OF NET PROGRAM COST CURRENT YEAR FROM TO ACTION YEAR FROM FINANCING PLAN REQUESTED FOR COLUMN (a) PROGRAM EXPENDITURES From HUD-6275, Expenitures Budget, Line 17, as Jollaws: TOTAL (b) from Col. (b); Col. (c) from Col. (b); Col. (c) RONCASH LOCAL GRANTS-IN- AID (From Part IV, Schedule 1, Summary of Noncash Grants-in- Aid) GROSS PROGRAM COST (Line A-1 plus Line A-2) LAND PROCEEDS, ACTUAL DISPOSITION PROCEEDS ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR (Include sold, retained or leased) ESTIMATED LAND PROCEEDS. (From land acquired or to be acquired in indicated years but not	PROGRAM LOCALITY			
FINANCING PLAN Washington Corey NCCTIONS: Submit original and two copies in Binder No. 1 and one copy in other binders. NCING PLAN FOR ACTION YEAR FROM APril 1973 TO March 1974 SECTION A. ESTIMATE OF GROSS AND NET PROGRAM COST AND SHARING OF NET PROGRAM COST CURRENT YEAR FROM TO ACTION YEAR FROM TO APPROVE OF FINANCING PLAN COLUMN (a) PROGRAM EXPENDITURES (From HUD-6275, Expenitures Budget, Line 17, as follows: TOT. (b) from Col. (b); Col. (c) from Col. (e) NENCASH LOCAL GRANTS-IN-AID (From Part IV, Schedule 1, Summary of Noncash Grants-in-Aid) GROSS PROGRAM COST (Line A-1 plus Line A-2) LAND PROCEEDS. ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR (Include sold, retained or leased) ESTIMATED L'AND PROCEEDS. (From land acquired or to be acquired in indicated years but not				
NCING PLAN FOR ACTION YEAR FROM April 1973 TO March 1974 SECTION A. ESTIMATE OF GROSS AND NET PROGRAM COST AND SHARING OF NET PROGRAM COST CURRENT YEAR FROM TO ACTION YEAR FROM PROVED FINANCING FOR PLAN PLAN (a) (b) (b) (c) (d) (d) (e) (e) (e) (from HUD-6275, Expenditures Budget, Line 17, as follows: TOIL. (b) from Col. (c); Col. (c) from Col. (e) (from Part IV, Schedule 1, Summary of Noncash Grants-in-Aid) CAPTROVED FROM COST (Line A-1 plus Line A-2) (1,928,039 LAND PROCEEDS. ACTUAL DISPOSED OF IN THAT YEAR (Include sold, retained or leased) ESTIMATE D LAND PROCEEDS. (from land acquired in indicated year but not to the control of the con				
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CURRENT YEAR FROM				
APPROVED FINANCING PLAN (a) PROGRAM EXPENDITURES (From HUD-6275, Expenitures Budget, Line 17, as follows: TOTAL (b) from Col. (b); Col. (c) from Col. (e) NONCASH LOCAL GRANTS-IN-AID (From Part IV, Schedule 1, Summary of Noncash Grants-in-Aid) GROSS PROGRAM COST (Line A-1 plus Line A-2) LAND PROCEEDS. ACTUAL DISPOSED OF IN THAT YEAR (Include sold, retained or leased) ESTIMATED LAND PROCEEDS. (From Include sold, retained arguired in indicated year but not				
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(From HUD-6275, Expenditures Budget, Line 17, as follows: TOT. (b) from Col. (b); Col. (c) from Col. (e)) NCNCASH LOCAL GRANTS-IN- AID (From Part IV, Schedule 1, Summary of Noneash Grants-in- Aid) GROSS PROGRAM COST (Line A-1 plus Line A-2) LAND PROCEEDS. ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR (Include sold, retained or leased) ESTIMATED LAND PROCEEDS. (From land acquired or to be acquired in indicated year but not	_AN			
NCNCASH LOCAL GRANTS-IN - AID (From Part IV, Schedule 1, Summary of Noncash Grants-in- Aid) GROSS PROGRAM COST (Line A-1 plus Line A-2) LAND PROCEEDS. ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR (Include sold, retained or leased) ESTIMATED LAND PROCEEDS. (From land acquired or to be acquired in indicated year but not				
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(From land acquired or to be acquired in indicated year but not				
TOTAL ESTIMATED PROCEEDS RECEIVED OR TO BE RECEIVED FOR LAND ACQUIRED AND TO BE ACQUIRED IN INDICATED YEAR. (In Col. (b), enter Line A-1 plus A-5)				
ADJUSTMENT OF ESTIMATED LAND INVENTORY PROCEEDS (Adjustments in Col. (c) must be justified in Code No. ND506)				
NET ESTIMATED LAND PRO- CEEDS (Line A-6 plus or minus Line A-7) 125,000				
NET PROGRAM COST (Line A-3 minus Line A-8) 1,803,039				
SHARING OF NET PROGRAM COST LOCAL GRANTS-IN-AID: TOTAL REQUIRED (1/3 or 1/4 of Line 1-9) 601,013				
NONCASH GRANTS-IN-AID (Utom Line 1-2) 601,013				
REAL ESTATE TAX CREDITS (From IIUD-6273, Line 5B) edition may be used				

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1,327,026



(Date) (Signature

SUPPORTING SCHEDULE 1. SUMMARY OF NONCASH LOCAL GRANTS-IN

(Title)

	TYPE OF LOCAL GRANTS-IN-AID	REQUESTED BY LPA	APPROVED BY HUD
1.	DONATIONS OF LAND		
?.	SITE CLEARANCE .		
1.	PROJECT IMPROVEMENTS		
1.	SUPPORTING FACILITIES		•
	COMMUNITY-WIDE FACILITIES .		
	PUBLIC HOUSING CREDITS	472,418	
	SECTION 112 CREDITS		
-	TOTAL (Sum of Lines 1 through 7)	472,418	· ·

ART II - UNUTILIZED NONCASH GRANT-IN-AID FROM INVENTORY

AMOUNT IN LINE 8 TO BE USED IN ACTION YEAR

FINANCING PLAN

2 :-

(Instructions will be issued at a subsequent date covering the calculation of the amount of unutilized naneash grants-in-aid which can be utilized as credits for the action year.)

472,418

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Washington Corey Attachment to HUD 6280

A-1

As Relocation costs are to be shared, they have been included on this line.

A-6 Disposition Proceeds

250 dwelling units x \$500

\$125,000.

Public Housing Credits

Acquisition	\$750,000.
Demolition	55,440.
Project Improvements	12,000.
25% of Adm., etc.	127,396.

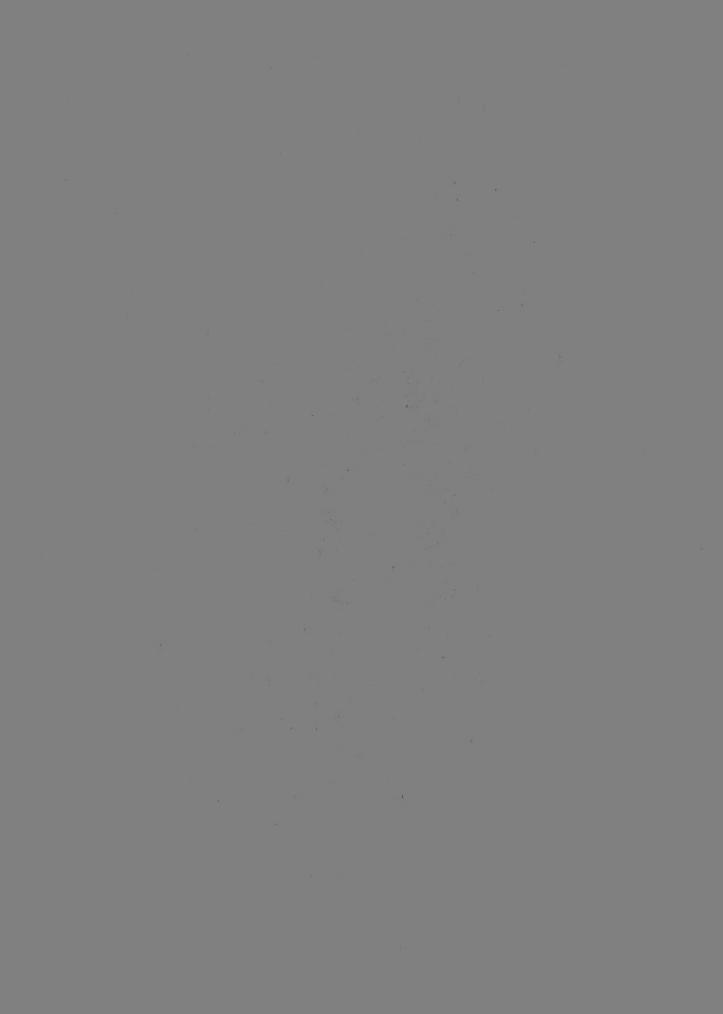
944,836.

Public Housing Credit

\$472,418.



ND 303 AREA ELIGIBILITY DATA



URBAN RENEWAL AREA REPORT (PART A)

A. MAP OF LOCALITY

1. City Limits, Proverty and Urban Renewal Areas (See Map 1 A and B).

B. MAPS OF N.D.P. AREAS AND IMMEDIATE VICINITY

- 1. N.D.P. Site Boundaries (See Maps 2 A to D).
- 2. Circulation Routes (See Maps 3A to D).
- 3. Building Conditions (See Maps 4A to D).

C. MAPS OF N.D.P. AREA

- 1. Existing Buildings and Deficiencies (See Map 5A to C, no buildings exist on the East Boston II site).
- 2. Inadequate Public Utilities and Maintenance (See Maps 6A to C).
- 3. Deficient Streets (Map 7A to C).

D. STATEMENT EXPLAINING SELECTION OF EACH AREA, DELINEATION OF BOUNDARIES AND RELATIONSHIP TO LOCAL RENEWAL OBJECTIVES

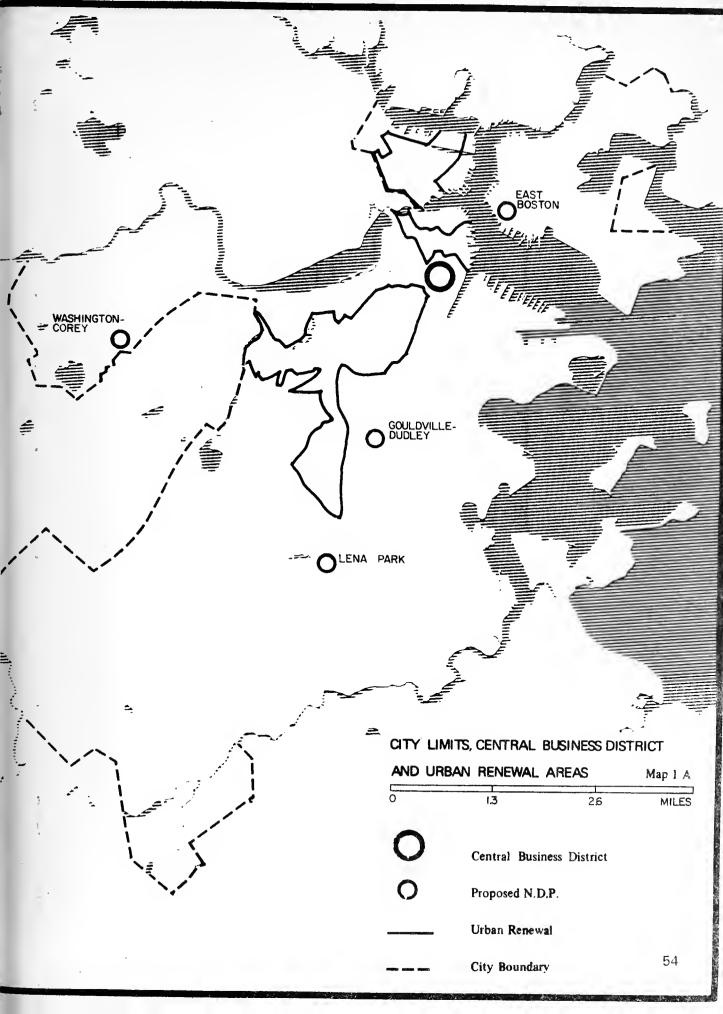
1. East Boston II

a. Justification for Expansion of Old Area

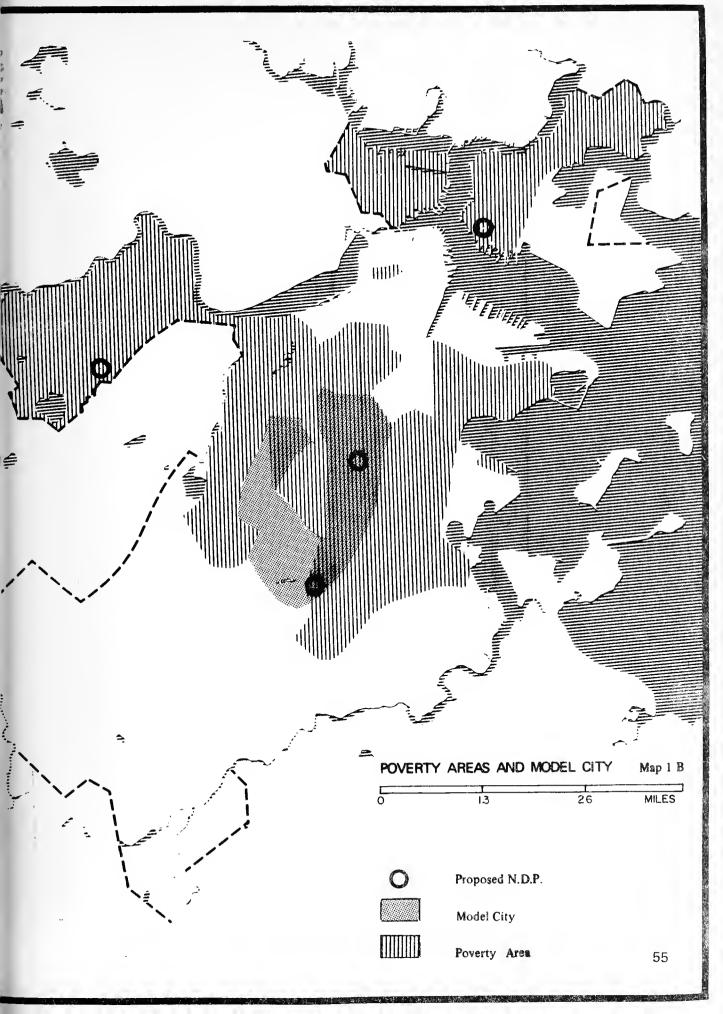
The combination of several interrelated factors in recent years has resulted in the current proposal for renewal action. Specifically, the Department of Housing and Urban Development has recently funded an urban renewal project (under the Neighborhood Development Program) which is in its execution stages on an adjacent site. This project will provide 280 units of low rent housing for the elderly and 20 units of low rent family units under the Turnkey program in cooperation with the Boston Housing Authority. In addition, commercial space will be provided in combination with the turnkey housing as well as in a rehabilitated residential-commercial structure on the site.

The proposed renewal area has been chosen for priority action by the City of Boston, the Boston Redevelopment Authority and the East Boston NDP Project Area Committee. The area has been predominantly vacant for approximately 2 years due to a recent fire which destroyed a commercial complex. The area is presently used for occasional parking and vehicle storage. The BRA and the East Boston community have been intensively studying the area since August, 1971, in part, at the request of the Department of Housing and Urban Development and the Massachusetts Department of Community Affairs. All these groups have recognized the blighted effect that the proposed renewal area, if left untreated, would have on the funded renewal project and adjoining residential and commercial areas.

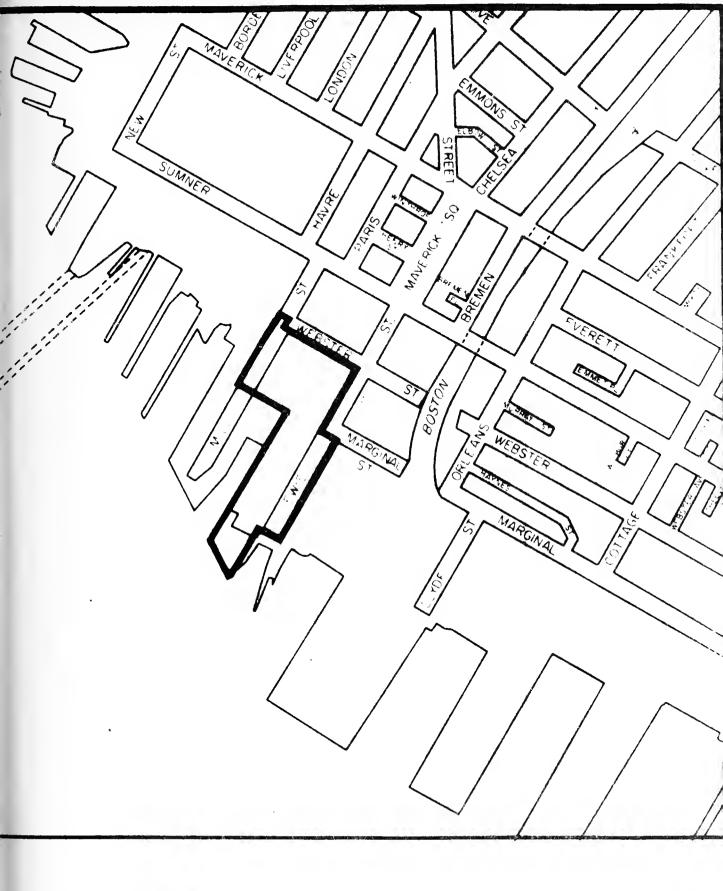
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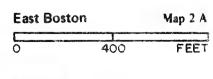




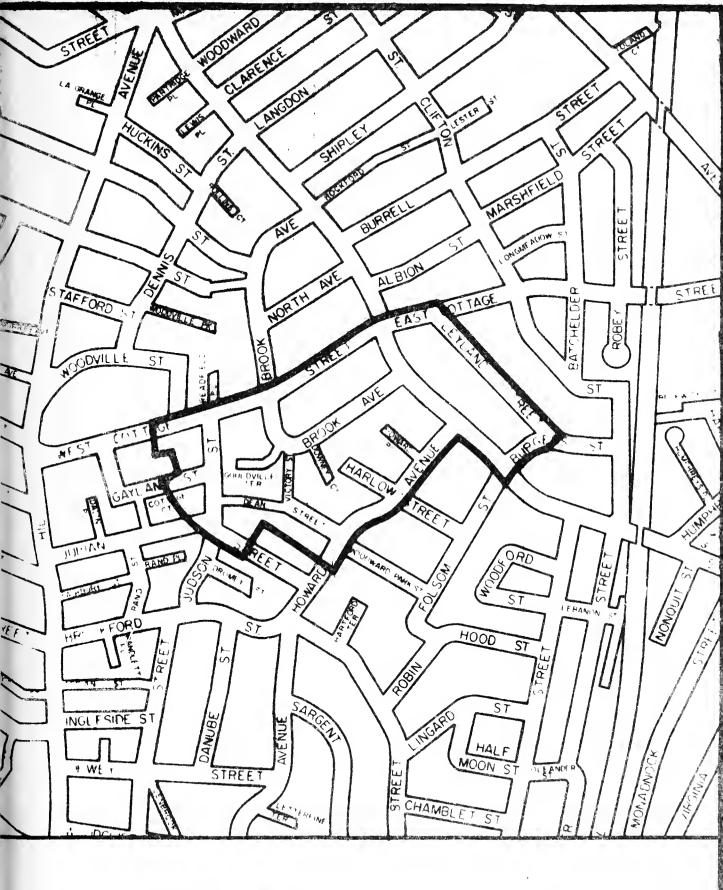
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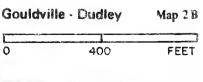
N.D.P. SITE BOUNDARIES



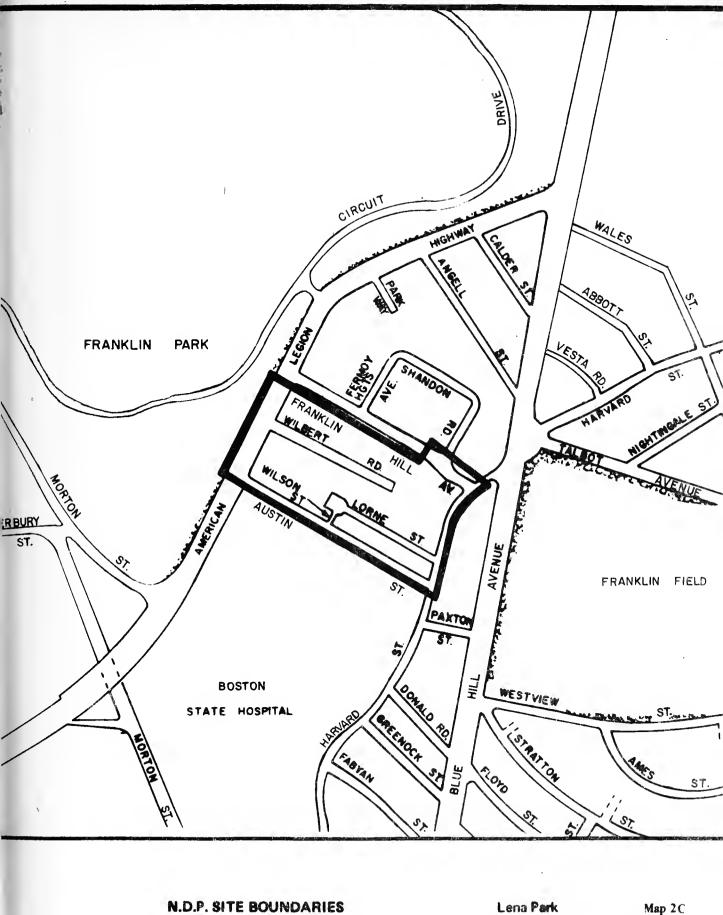
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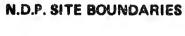


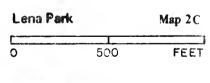
N.D.P. SITE BOUNDARIES



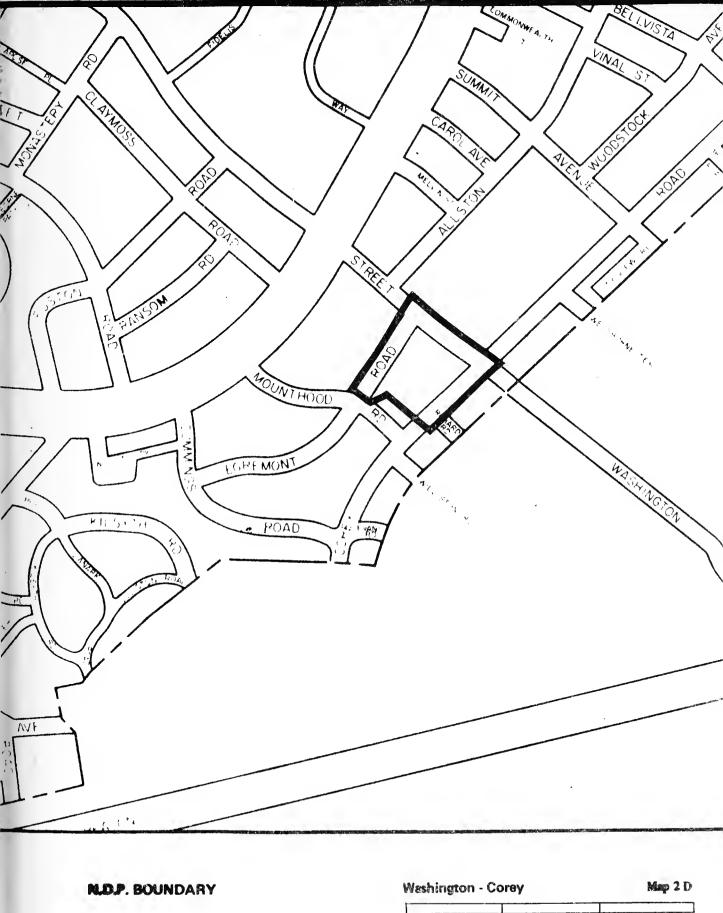
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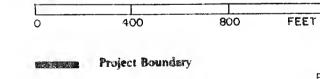




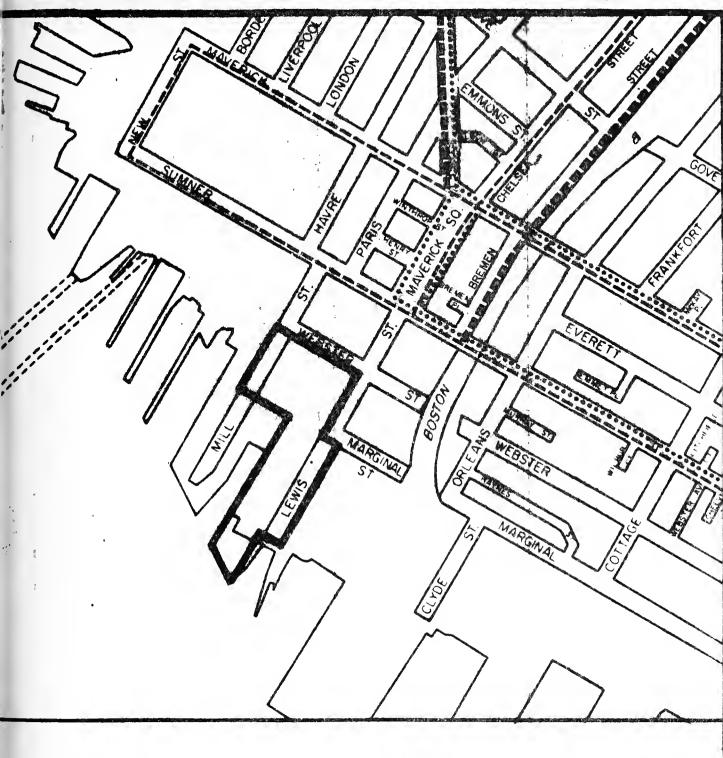


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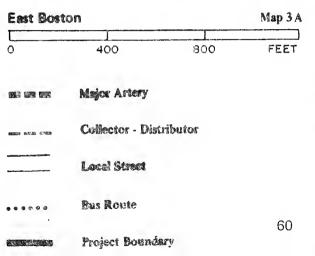




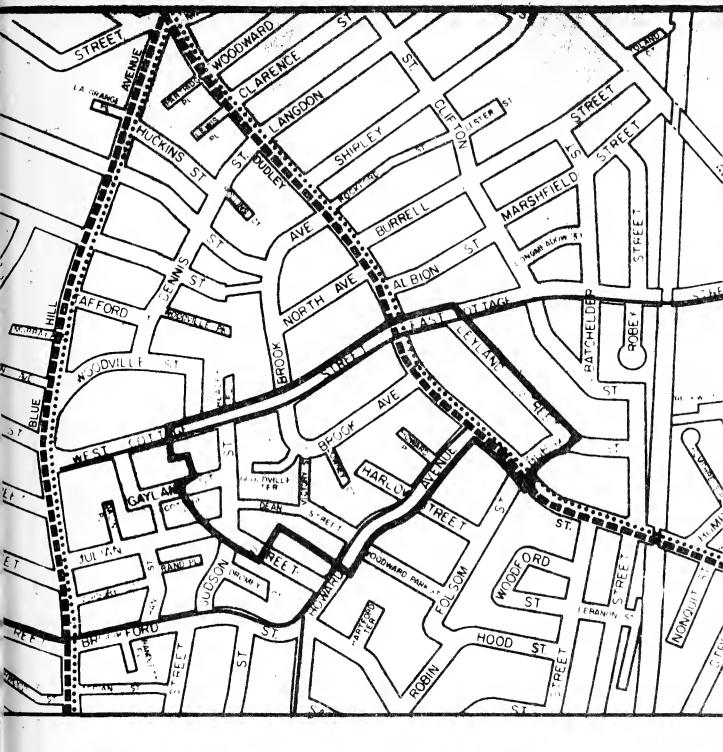
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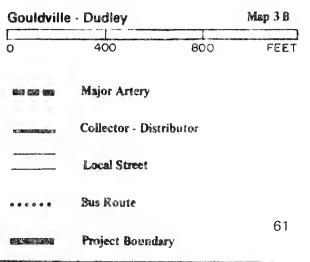




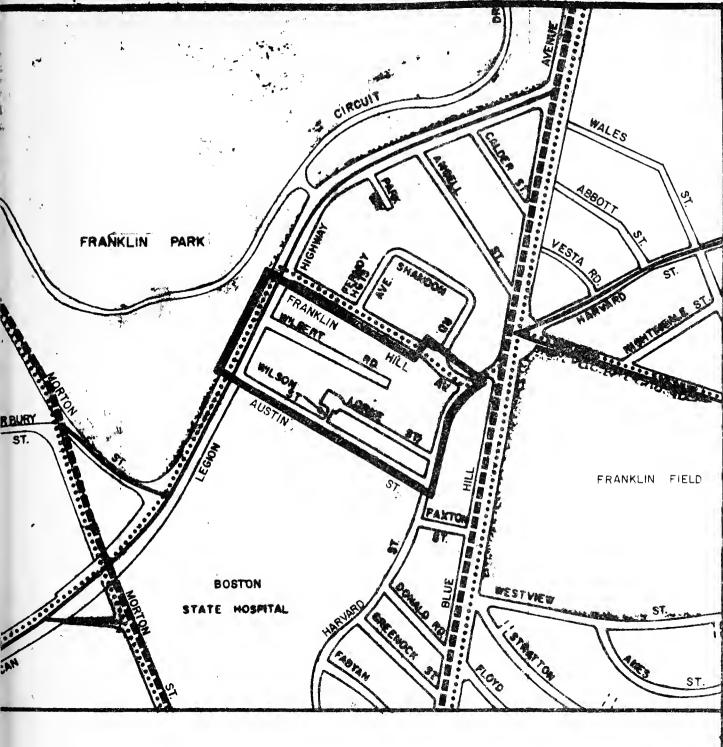
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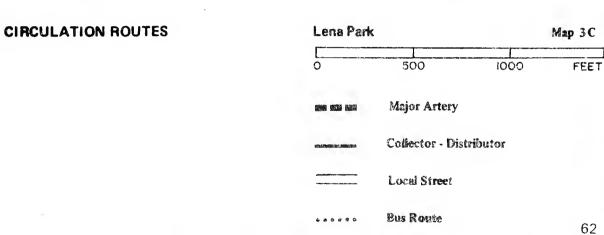






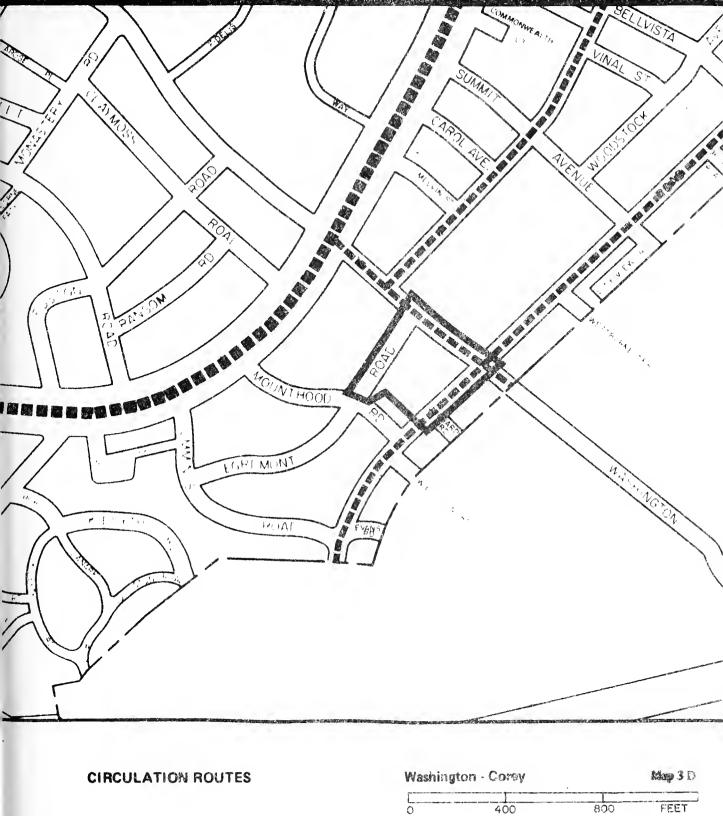
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Project Boundary

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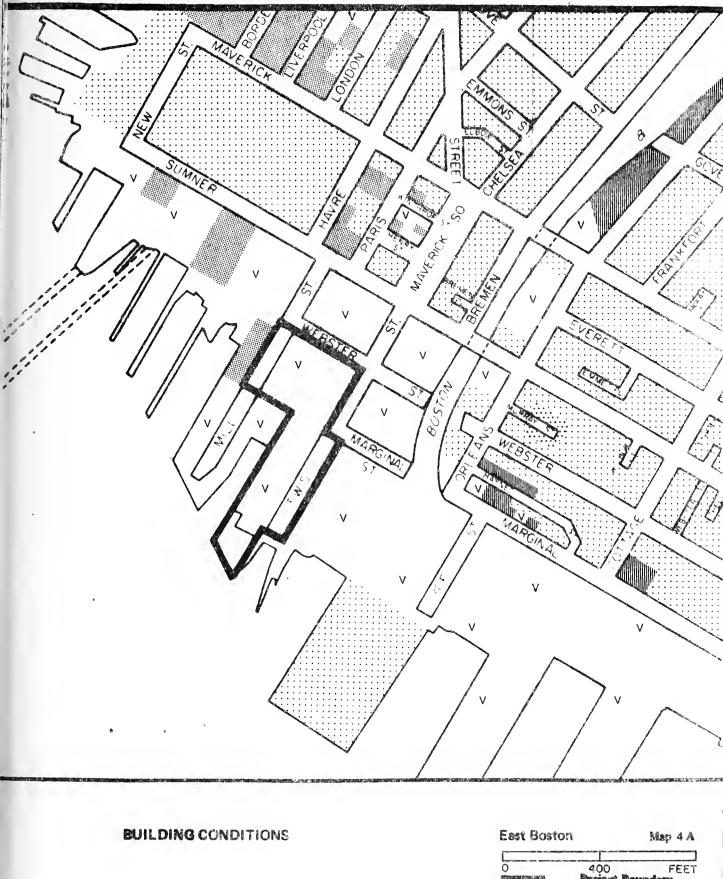




Collector - Distributor

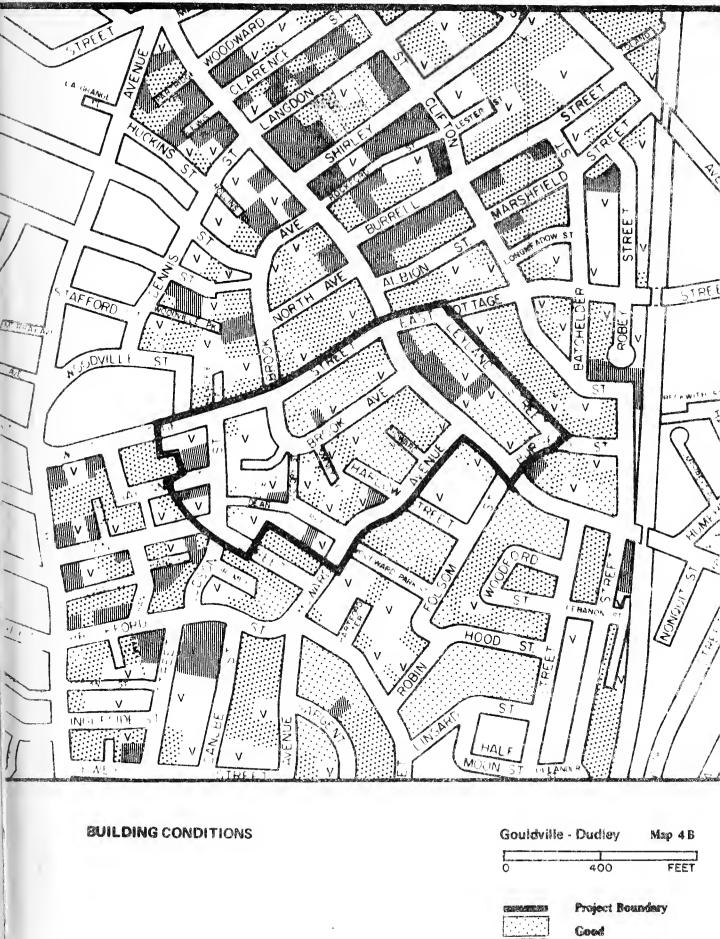
Local Street

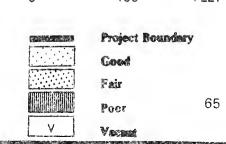




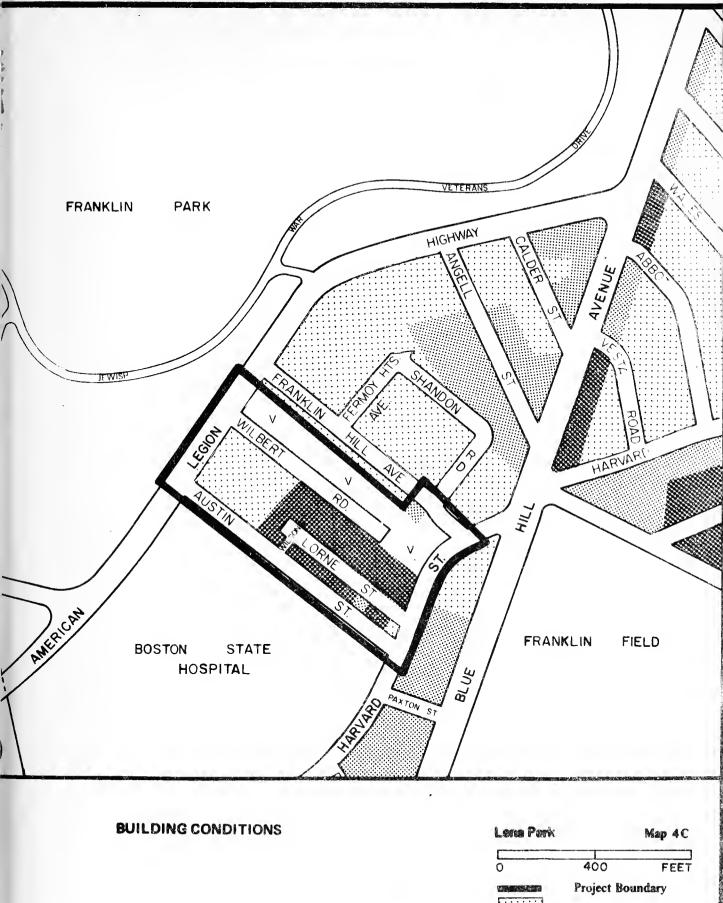


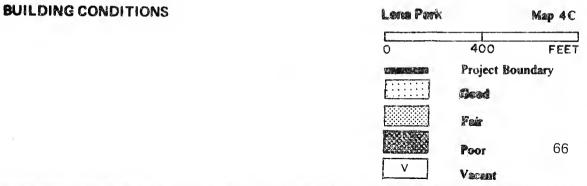
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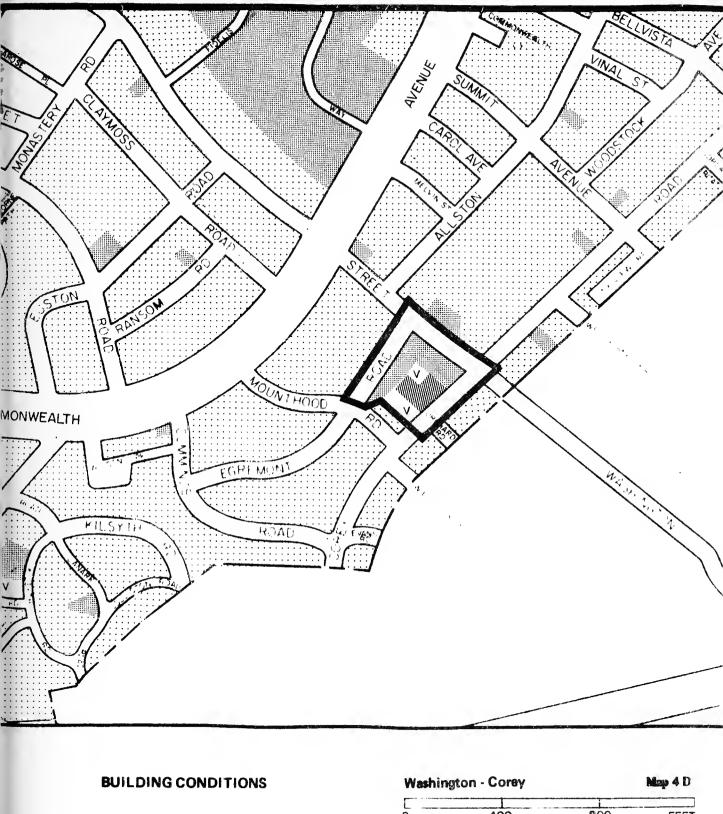


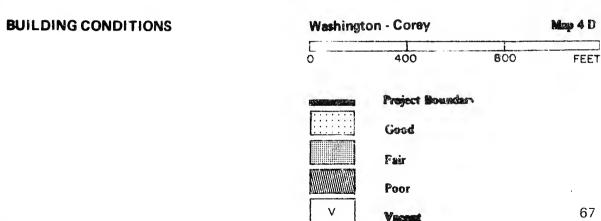




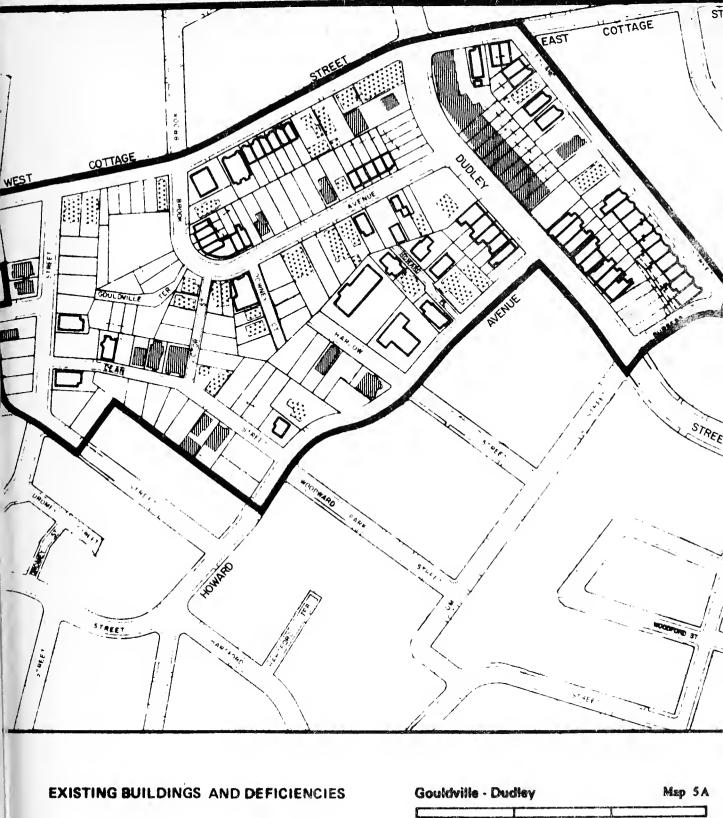


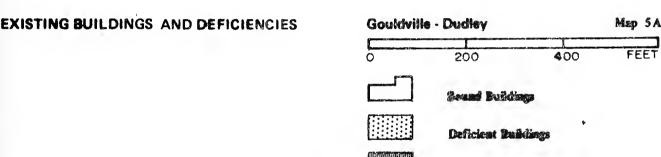
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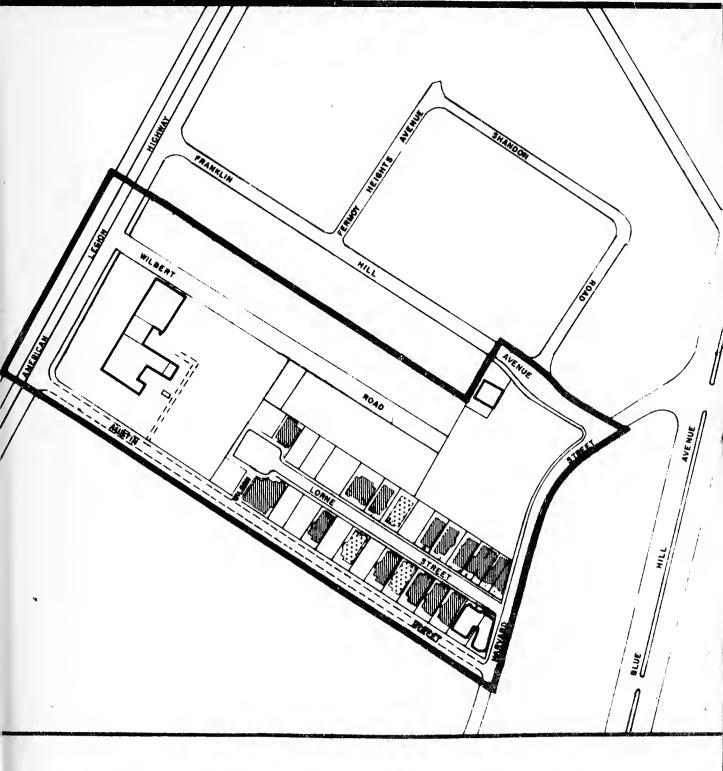
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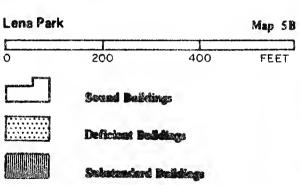


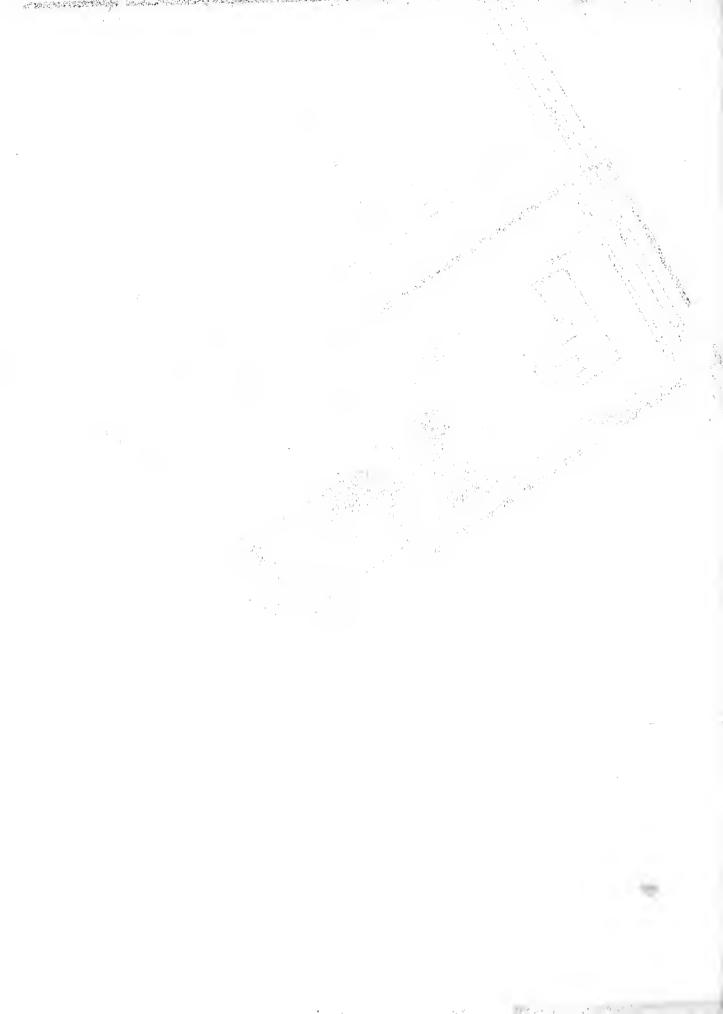
Substandard Buildings

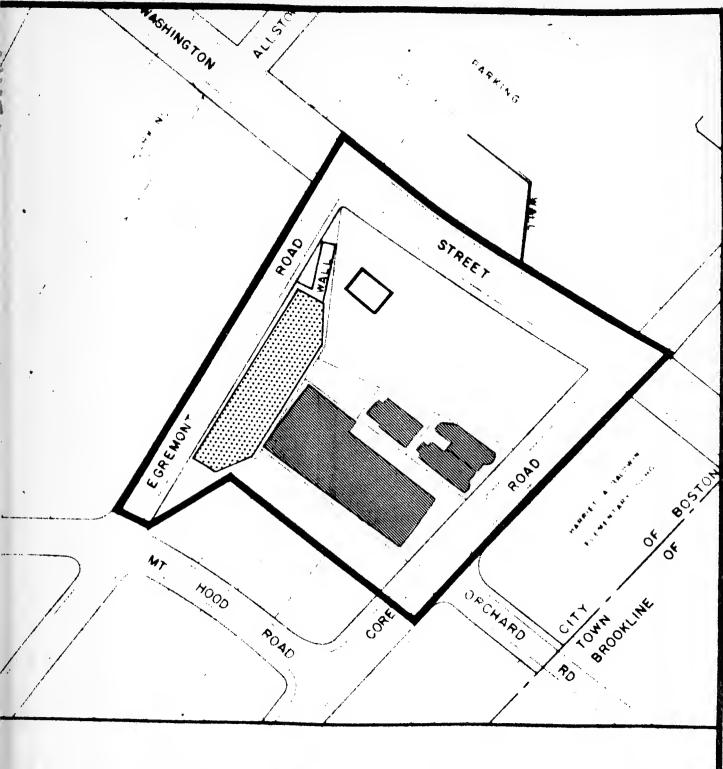


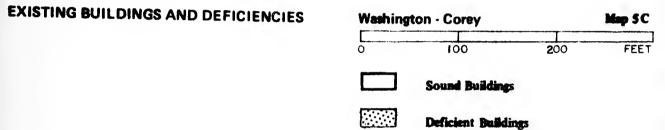


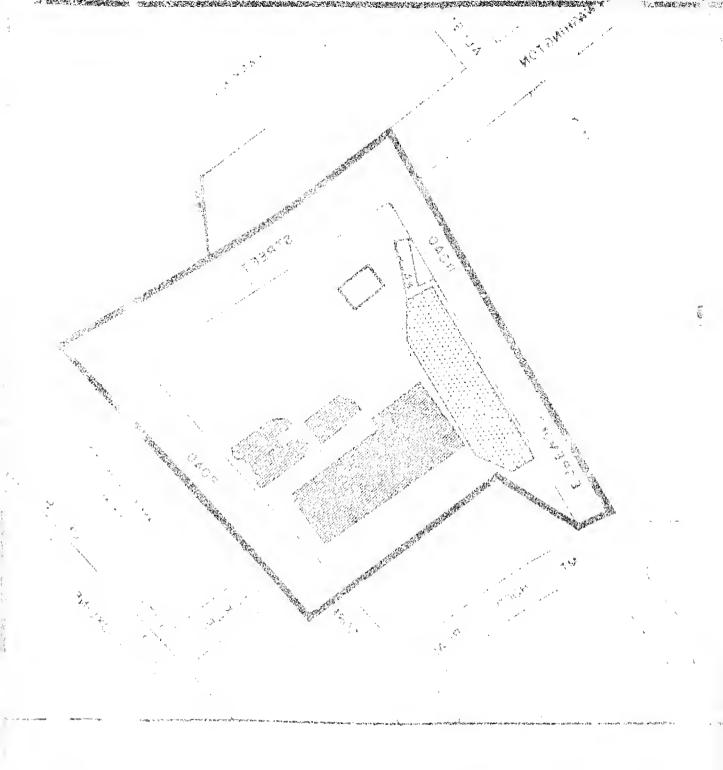




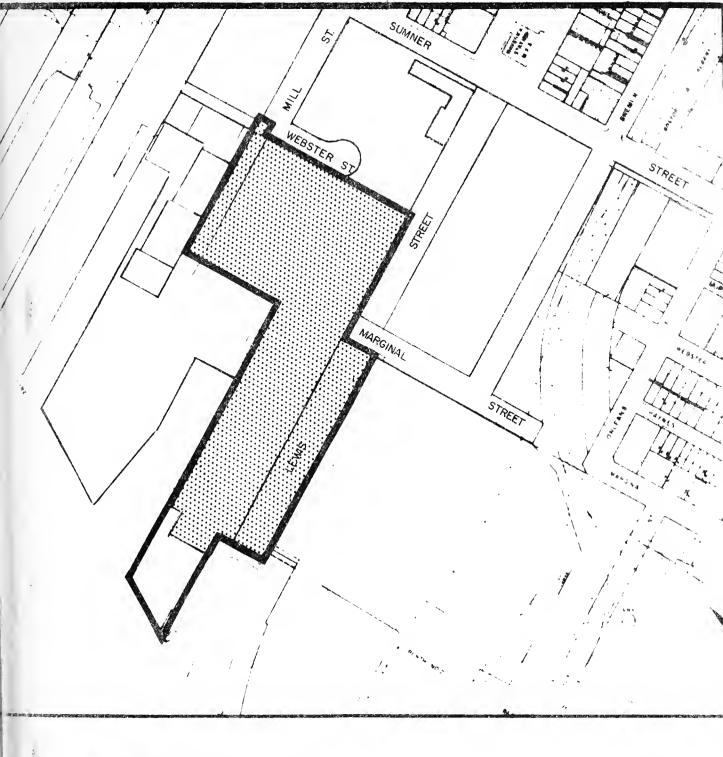




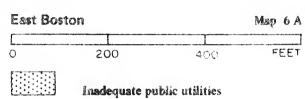




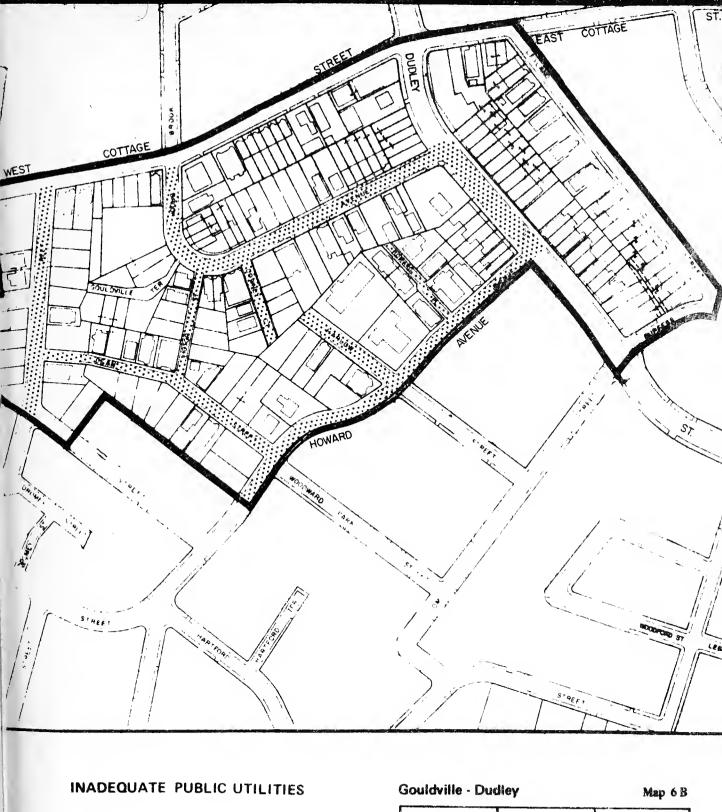
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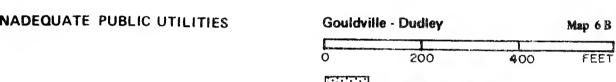






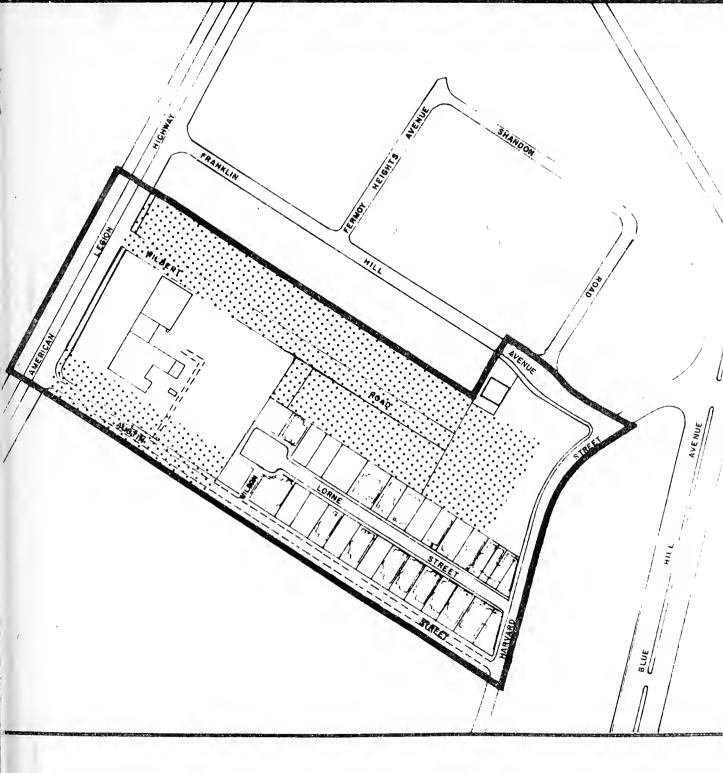




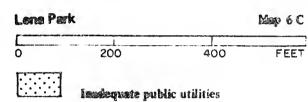


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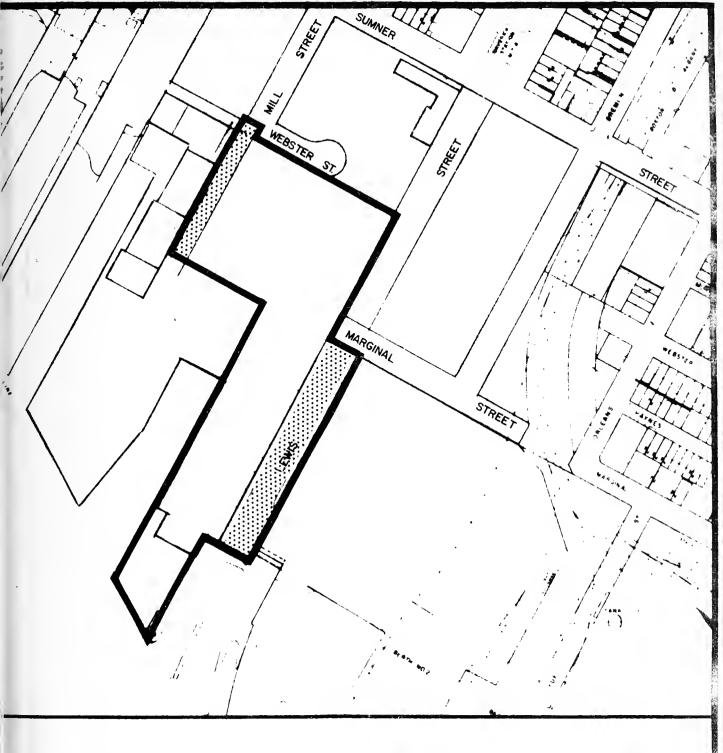
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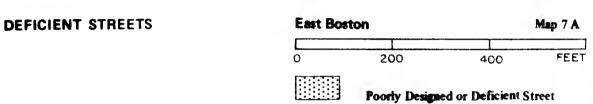




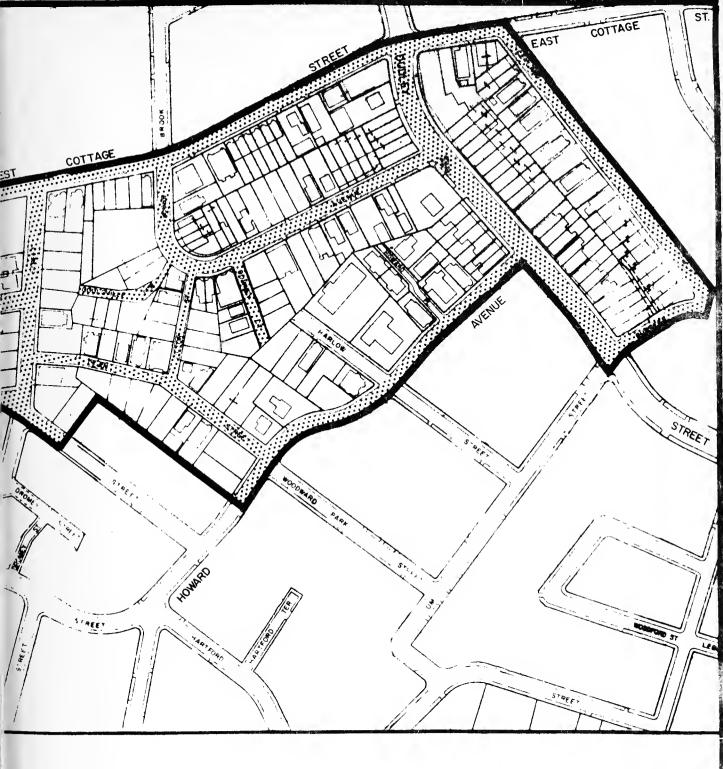




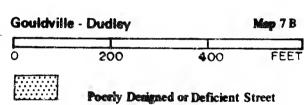




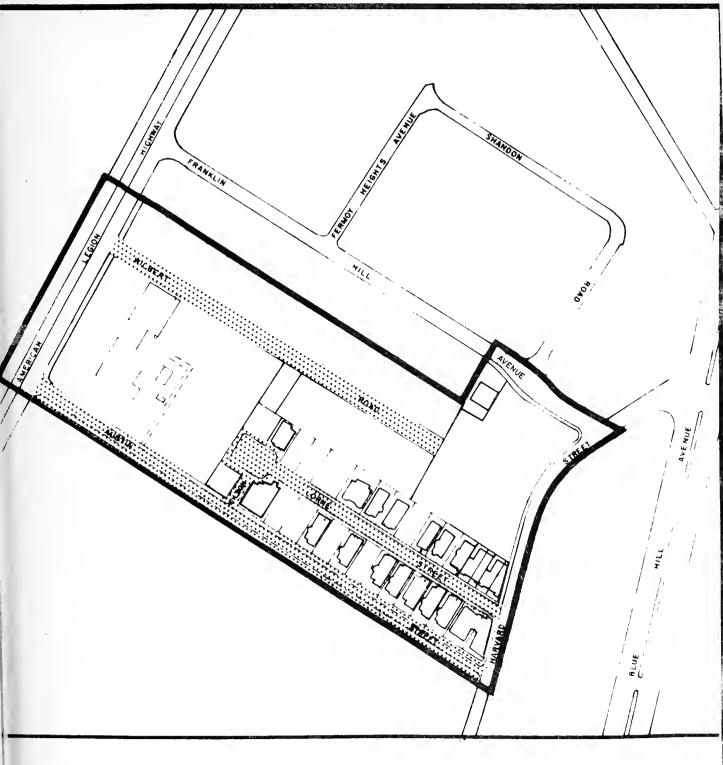


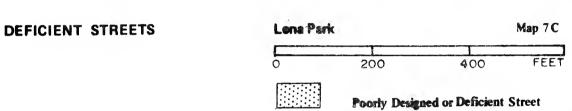






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In addition, the area, at its furthest point, is within 500 feet of a rapid transit station (with connections to all points; 15 minutes to downtown) and the Maverick Square neighborhood commercial area. Its location and connections to adjacent residential areas and its views of the harbor and downtown skyline make the site particularly suited for a variety of residential, commercial, and open space uses. These uses are in accordance with the East Boston General Neighborhood Renewal Plan and the General Plan of the City of Boston, as well as goals of East Boston community groups.

Justification for the Delineation of Boundaries

The Boston Redevelopment Authority and East Boston Community groups have developed a plan for the 35 acre area including the existing NDP area, now in execution. The plan calls for a major waterfront park, new housing, and related commercial facilities. The proposed renewal area has been chosen for the second phase implementation of this plan.

The site is bordered on the north by the existing NDP area, now in execution; on the east by Lewis Street, a seventy foot right-of-way adjacent to land owned by the Massachusetts Port Authority; on the south by additional vacant land proposed for renewal action in the following fiscal year; and on the west by Mill Street. The site is predominantly vacant, although utilized for occasional parking and vehicular storage.

c. Relation to Local Renewal Objectives

The 1965/1975 General Plan for the City of Boston, adopted in 1965 and discussed in current and past Workable Programs, called for housing and open space on the East Boston waterfront. It specifically indicated housing and a public open area from Maverick Square to the waterfront along Lewis Street.

The General Neighborhood Renewal Plan for East Boston (1965) recommended new housing in the area to the south and west of Maverick Square (continuing the proposed NDP area).

Activities carried out under the workable program now in effect, namely a study of potential elderly housing sites in East Boston recommended that the adjacent site be acquired for elderly housing. A site for this housing is being prepared by the City under the Neighborhood Development Program.

As a result of this NDP, community interest, and continued deterioration of adjacent areas, studies were conducted in the summer of 1971, and an expansion of the area under the NDP was recommended.

2. Gouldville-Dudley

a. Justification of Selection of a New Area

The planning for the Gouldville-Dudley project goes back to December 1969, when a decision was made to prepare and submit a Survey and Planning application for this area. This Survey and Planning application was named Gouldville Terrace and was designated as Mass. R-166 by HUD.

As Gouldville Terrace is in the Model Cities Area, this submission was prepared with the full support of the Model Cities Agency. Subsequently, the City Council approved the project and forwarded it to HUD. Unfortunately, the Gouldville Terrace S & P was not selected for funding at that time.

In light of the above, Gouldville-Dudley NDP can be considered an outgrowth and/or refinement (over time and changing neighborhood conditions and needs) of the Gouldville Terrace Survey and Planning application which found that the project area contained deficiencies to a degree and extent that public action was necessary to eliminate and prevent the spread of deterioration.

The project area was specifically selected for the following reasons:

- 1) The project area qualifies as a blighted and deteriorated area as defined in Section 3-1 of the Urban Renewal Manual.
- 2) The project area is relatively small (18 acres) so that it can be carried out expeditiously.
- 3) The project area includes ongoing FHA 236 rehabilitation efforts with treatment of the highly visible Dudley Street corridor, new housing, open space, new public facilities, and new commercial uses.

b. Justification of Boundaries

The project area is so located and its boundaries delineated to provide reasonable protection after renewal.

- 1. The project area is part of a larger area for which a General Neighborhood Plan has been prepared.
- 2. The project area is situated within the Boston Model City area which assures that a concerted effort at total development will take place, which will assist in up-grading surrounding areas and have a beneficial influence on the project.
- 3. The project area is situated within a Certified Area which will assist in up-grading surrounding areas and have a beneficial influence on the project.
- 4. There is ample evidence on the part of the community service agencies and sponsors to engage in the physical and economic development of the area.
- 5. The streets adjacent to the Gouldville-Dudley area have been chosen as the recipients of concentrated Model Cities Emergency Grants and Housing Inspection code enforcement efforts.

Boundaries of the project area have been determined without consideration of the race, creed, color or national origin of the residents.

c. Relation to Local Renewal Objectives

The NDP urban renewal area is in accordance with the objectives and land use proposals of the Gouldville-Dudley General Neighborhood Renewal Plan. The proposed reuse of the NDP urban renewal area is primarily residential. This is consistent with the 1965/1975 General Plan for the City of Boston and the General Neighborhood Renewal Plan studies for the Gouldville-Dudley area which proposed that the area remain predominantly residential, that shopping facilities in the vicinity be expanded, and that community facilities be enlarged and modernized.

3. Lena Park

a. Justification for Selection of New Area

Since 1968 the BRA has been assisting a local citizens group, the Lena Park Association, in its attempts to implement a multiphase community development program that would alleviate housing and recreation problems in the Franklin Field section of Dorchester. In order to implement this plan, the Lena Park group hired a full-time Executive Director and reorganized as the Lena Park Community Development Corporation in September, 1970.

In 1969, the Planning Department of the BRA conducted reuse possibility studies of approximately 75 vacant and underutilized parcels within the City of Boston. The Lena Park site was one of six selected as most promising for housing.

One reason for giving this site high priority is the severe housing shortage for families of modest means in the Franklin Field area of Dorchester. Between 1960 and 1970, there was a net decrease in Franklin Field's large bedroom units and a substantial increase in large families which produced the largest gain in the number of overcrowded units of any section in the City of Boston.

The B.R.A. has worked closely with the Lena Park Community Development Corporation in preparing a development plan and budget for the Lena Park N.D.P. that are both appropriate for the community and feasible within current low to moderate income housing mortgage limits.

A preliminary feasilibity study of the community's proposal to develop 250 to 300 units of family housing on the site indicates that a low to moderate income housing development would not be feasible unless conducted under NDP containing eminent domain provisions and land write-down subsidies for the following reasons:

- 1) The NDP makes possible the acquisition of 29 individually owned parcels by eminent domain, if necessary.
- 2) The NDP makes federal funds available for relocation payments.
- 3) The NDP write-down provisions reduces the developer's seed money requirements, which brings the development of the parcel within the financial means of a non-profit or limited dividend development team.
- 4) The NDP helps to make construction of low to moderate income housing possible by reducing planning, land acquisition and site improvement costs to a point where total development costs are within low to moderate income housing subsidy program mortgage limits.
- 5) The NDP subsidy is the only available mechanism for reducing site costs to a point where lower density housing, compatible to the character of the existing neighborhood and life styles of the proposed families, is feasible.

In addition to the above economic and development advantages, there are several other reasons why the Lena Park proposal is particularly attractive as an NDP:

1) The proposed site is over fifty percent vacant land, providing for rapid development of housing with a minimum of demolition and relocation.

- 2) The proposed NDP has well defined boundaries. A row of conventionally financed apartments define the northern side of the rectangular shaped site while Harvard Street and the Paine Elementary School provide a boundary on the east. Boston State Hospital provides a natural southern boundary, while Franklin Park encloses the site on the west making the NDP site a self-contained development area.
- 3) The Lena Park Community Service Center provides an exciting opportunity for providing innovative community services to occupants of housing built within the proposed NDP area.
- 4) A total of 455 acres of open recreational space are located either adjacent to the proposed NDP or nearby (Boston State Hospital, 3 acres; Franklin Park, 407 acres; and Franklin Field, 45 acres).
- 5) Commercial areas are within easy walking distance of the site.
- 6) Public transportation is readily available one block from the site.
- 7) A new elementary school and a Health Center are in easy walking distance from the site.
- 8) The NDP is part of a comprehensive community development program that has been initiated by a strong neighborhood group and is supported by the community.
- 9) The NDP fits into the BRA's overall strategy for the Mattapan-Franklin section of Dorchester of stabilizing residential sections around Franklin Field while providing community facilities that meet the needs of the neighborhood's new residents.

b. Justification Boundaries

The Lena Park Site is bordered on the south by Boston State Hospital, on the west by Franklin Park, on the north by standard private housing and on the east by Harvard Street, the Paine School and Harvard Street Health Center. The NDP is a well-defined area including 6.7 acres of vacant land, 1.8 acres of residential buildings, a community service center located on 2.2 acres, and 2.2 acres of public streets. The NDP area is a well-defined site consisting of mostly vacant land and deteriorated housing bordered by existing standard housing and public facilities. The project area is small enough to be completed in one year, but large enough to affect the adjacent neighborhood positively.

c. Relation to Local Renewal Objectives

The General Plan for the City of Boston, prepared by the BRA in 1965, outlined several areas in the City in need of urban renewal treatment. The Lena Park NDP area is immediately adjacent to the Model City area that was recommended for renewal treatment in the general plan. The NDP plan is compatible to the plans for the model neighborhood.

The proposed reuse of the NDP area is residential. It is consistent with the 1965/1975 General Plan for the City of Boston, which proposed that the area remain predominantly residential, that shopping facilities in the vicinity be consolidated, and that community facilities be enlarged and modernized.



In addition, the proposed NDP area will: (1) remove blighted residential structures and other blighting influences; (2) add to the supply of housing for low and moderate income families currently in great demand in Boston; (3) create new jobs for area residents in the construction of the housing; and (4) extend urban renewal benefits into a blighted section of a neighborhood abutting the Model Neighborhood

4. Washington-Corey

a. Justification for Selection of New Area

Over the past three years various city agencies, community groups, and public officials have searched for an appropriate elderly housing site in Allston-Brighton. All of these efforts have failed. Allston-Brighton continues to lag behind other areas in the city-wide elderly housing construction program. In 1969 the Boston Redevelopment Authority prepared an analysis and evaluation of six possible public housing sites for the elderly. The Boston Housing Authority found that none of these parcels were suitable. The sites were too small or they were poorly located.

Since that time, other sites have been proposed by interested citizens. These suggestions likewise had problems of ownership and location.

Most recently, at a community meeting held at St. Columbkille's Church on March 25, 1971, a Turnkey developer from Ohio, the Dillon Company, proposed a 14-story elderly tower. There was strong opposition to this development in the community.

Recognizing the critical need for elderly housing and having seen the repeated failures of earlier efforts, the Allston-Brighton Local Advisory Committee formed an Elderly Housing Site Finding Committee. The purpose of this group was to survey all possible elderly housing sites in the community and to recommend that parcel which was most desirable as well as feasible.

A representative from the Boston Housing Authority and a planner from the Boston Redevelopment Authority met weekly with this group over a period of three months. The survey and analysis which this committee undertook was the most comprehensive elderly housing site study ever undertaken in Allston/Brighton.

Twenty sites were located as shown on Map 7 and evaluated according to a set of criteria shown on Table 1. Of this list, the Washington-Corey site appeared most suitable.

After a preliminary survey of the Washington-Corey Road site, the Elderly Housing Site Finding Committee determined that it, as well as other less desirable parcels, were not readily available. It was concluded, therefore, that urban renewal would be needed in order to acquire and underwrite the cost of an elderly housing project in Allston-Brighton.

The Elderly Housing Site Finding Committee recommended to the Boston Redevelopment Authority that it initiate whatever appropriate actions were required in order to make available the Washington-Corey Road site for elderly housing.



TABLE 1

CRITERIA FOR ELDERLY HOUSING SITE SELECTION

Community Support

Backing of Allston-Brighton Local Advisory Council.

Backing of Elderly Housing Site Finding Committee.

Proximity to:

Public Transit

Retail Stores

Community Facilities

Suitability of Site

At least 1 acre in size.

Hi-rise, a minimum of 100 units possible.

Neighborhood in good condition.

Site located in residential area.

Feasibility

Site acquisition possible.

Minimum relocation.

Of major consideration in the selection of this site were those factors which made it extremely suitable for urban renewal. These advantages are described below:

- 1) The site is underutilized: 31% of the land is vacant.
- 2) The structures are in poor condition: 60% warrant clearance.
- 3) The property contains environmental deficiencies: 40% of the site is blighted.
- 4) The site consists of two parcels which are owned by one family.
- 5) Relocation is minimal: only 9 families and 4 businesses.
- 6) The site has the support of the major community leaders and groups in Allston-Brighton.

b. Justification of Boundaries

The Boundaries of the Washington-Corey Site were easily defined on the basis of condition, current use, and public rights-of-way.

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As the NDP urban renewal area map indicates, the proposed NDP parcel includes those portions of the block which are clearly blighted and underutilized. Egremont Road, Washington Street, and Corey Road define three sides of the parcel. The fourth side is bounded by apartments which front on Mt. Hood Road. The apartments are in sound condition having recently undergone extensive rehabilitation.

Surveys were undertaken of parcels to the north of the proposed NDP urban renewal area in order to determine their suitability for inclusion in the project boundary. The parcels evaluated are defined by the boundaries of the study area as indicated on Map 5 and 6. These properties consist of 12 businesses: eleven retail and one wholesale use, and one parking lot.

An evaluation of these properties determined that they were not substandard. All the structures are in sound condition. In addition the retail uses serve as a major neighborhood shopping area for the surrounding residential community.

c. Relation to Local Renewal Objectives

The proposed use of the Washington-Corey NDP urban renewal area is in conformance with two major policies established by the 1965/1975 General Plan for the City of Boston.

The General Plan recommended that the area within which the Washington-Corey site is located be developed as a local community center. Uses in conformity with this objective include residential activities which pertain to the needs of two or more adjacent neighborhoods.

The abutting residential areas are the locus of the highest concentration of elderly in Allston-Brighton, many of whom are being displaced by high rents and the influx of students. Therefore a residential development which meets the housing needs of these elderly would be in accord with the community center objective. (General Plan of Boston, p. 38)

The second major policy of the General Plan was for the City to take the initiative on improving the living conditions for the elderly. The proposed NDP will provide 250 units of elderly housing as well as general community facility space. (General Plan, p. 52)

The Washington-Corey site used to vary from the <u>General Plan</u> in that it would develop residential uses in an area proposed for commercial use. However, the Board of the B.R.A., as the Planning Agency for the City of Boston, has voted to amend the General Land Use Plan for commercial use to a residential use so that the proposed elderly housing would conform to the <u>General Plan</u>. Attached as on Exhibit 1 to this section is a copy of the B.R.A. Board vote to make this amendment.

E. EVIDENCE SUPPORTING ELIGIBILITY OF URBAN RENEWAL AREA

East Boston II

The project is eligible as a category IX project, a site which is vacant, underused, and inappropriately used, and is occupied partially by unused waterfront uses. The site is proposed for residential use with emphasis on housing for low and moderate income families and will include housing for all income levels.



Gouldville-Dudlev

This area is eligible as a category I project, a site which is predominantly residential and built-up. The site is proposed for residential use with related service institutions and a park.

Lena Park

The Lena Park NDP is eligible as a category II project, a predominantly vacant residential site slated for the construction of low to moderate income family housing.

Washington-Corey

This area is eligible as a category XIV project, a site which is predominantly non-residential and built-up. The site is proposed for elderly housing with related commercial services.

1. Criteria Developed and Used for Classifying Structures

Determinations of renewal treatment are based on exterior and interior inspections of each building. Defects and deficiencies were noted on the survey form (a sample form is included as Exhibit 2 at the end of this section) and the building was classified to indicate the seriousness of the defect(s).

a. Building Deficiences to the Point Warranting Clearance Buildings classified as deficient to a degree requiring clearance contain defects in structural elements and/or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection or similar factors which are of sufficient total significance to justify clearance.

To be classified as deficient, a structure must contain one of the following:

- (1) Three or more Intermediate Defects in the basic structural elements of the building that are not correctable by normal maintenance.
- (2) A combination of three or more Intermediate Defects plus three or more Slight Defects which taken collectively are causing the building to have a deteriorating effect on the surrounding area.
- (3) One Construction Defect which could be economically corrected.
- (4) Two or more Building Facility Defects which could be economically corrected.
- b. Building Deficiencies to the Point Warranting Rehabilitation

Buildings that contain a combination of defects that are not serious enought to warrant clearance would justify conservation and rehabilitation. This category includes structures classified as standard. To be classified as deficient a structure must contain one of the following defects or a combination of defects.

c. Building Condition Warranting Classification as Sound

Buildings of such condition that no interior or exterior defects or deficiencies are noted and the construction and building facilities of which are adequate warrant classification as sound.



d. Condition of Structures

The condition of structures surveyed and subsequent classification (sound, deficient, substandard) was determined by the presence of defects or deficiencies as noted on the structural survey form. These defects and deficiencies are as follows:

(1) Building Defects

(a) Slight Defects: Conditions which are normally corrected during the course of normal maintenance.

Exterior:

Paint: cracked, peeling or missing Porches and Steps: slight damage

Windows and Doors: cracked or broken

Mortar Joints: slight wearing away of mortar between brick and

masonry.

Gutters and Downspouts: broken or missing

Interior:

Paint or Paper: peeling or missing

Plaster: cracked or loose Stairs: slight damage

Windows and Doors: wearing on sills and frames

(b) Intermediate Defects: Conditions in more than 25% but less that 50% of the defective unit indicating the need for repairs more serious in nature than those correctable by routine maintenance.

Exterior:

Foundations, Walls, Roof: holes, open cracks, loose, or missing parts, bent or sagging Chimney: loose or missing bricks, cracks Windows and Doors: loose, broken or missing Porches and Steps: sagging, broken, or unsafe

Interior:

Rafters and Ceiling, Floors and Beams, Walls and Columns: holes, open cracks, loose, rotted or missing parts, bent or sagging Windows and Doors: rotted or sagging sills or frames Stairs: broken, rotted, loose, or missing

(c) Critical Defect: Serious damage in over 50% of the defective unit correctable only by extensive repairs.

Exterior:

Extensive Damage: fire, flood, storm, abandoned, dilapidated, irrepairable. Foundation, Walls, Roof: structural failure - sagging, buckled, out of plumb

Foundation, Walls, Roof: holes, open cracks, loose, rotted or missing parts, bent or sagging

Interior:

Rafters and Ceiling, Beams and Floors, Columns and Walls: structural failure - sagging, bent, out of plumb, rotted
Rafters and Ceiling, Beams and Floors, Columns and Walls: holes, open cracks, loose, rotted or missing parts, bent or sagging

- (2) Construction Defects: Due to makeshift materials or inadequate conversions.
 - (a) Shack or hut serving as principal structure for use involved.
 - (b) Structure with makeshift walls, or built of scrap lumber or other scrap materials or materials not commonly used for permanent construction.
 - (c) Structures with dirt floors.
 - (d) Inadequate converted sheds, barns, garages or residences not compatible with the use.
 - (e) Inadequate floor load bearing capacity as related to use.
 - (f) Structures with inadequate foundations.
 - (g) Inability of non-residential structures to contain noise, vibrations, or odors resulting from current use.
 - (h) Obsolete building layout for present use.
- (3) Building Facility Defects
 - (a) Mechanical Facilities

No running water in non-residential structures nor running hot and cold water in each dwelling unit of a residential structure.

No interior toilet or inadequate toilet facilities in relation to the needs of employees in non-residential structures, no private bath or shower for each dwelling unit in residential structures.

Lack of central heat or properly installed space heaters in dwelling units where heating is necessary.

No private kitchen, including cooking facilities for each dwelling unit.

Inadequate wiring or electrical facilities.

Inadequate elevator facilities where such are considered essential for the functioning of the structures.

Inadequate ventilation and natural light necessary to the use of the building.

Inadequate drainage facilities.

Corroded and deteriorating plumbing and inadequate water pressure.

(b) Safety Facilities

Lack of fire control facilities.
Lack of fire prevention facilities.
Unsafe or inadequate exits and stairwells.
Unsafe heating system.
Unsafe wiring or unsafe electrical facilities.
Unsafe stove or furnace installations.

(4) Remarks Section: If, in making the survey, there was doubt concerning a particular defect, it was explained briefly in the "Remarks" Section.

Also, blighting environmental influences affecting the property being surveyed were noted but not included in the scoring. The commonly recognized blighting influences are:

- (a) Overcrowding or improper location of structures on the land.
- (b) Excessive dwelling unit density.
- (c) Obsolete building types which through lack of use or maintenance have a blighting influence.
- (d) Detrimental land uses or conditions such as incompatible uses, structures in mixed use or adverse influence from noise, smoke or fumes.
- (e) Unsafe, congested, poorly designed, or otherwise deficient streets.
- (f) Conversion to incompatible types of uses.
- (g) Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline.
- (h) Other equally significant deficiencies.

2. Description of Types of Surveys Made

a. East Boston II

No building surveys have been made since the proposed site is entirely vacant.

b. Gouldville-Dudley

Spring 1968 to Fall of 1972, Model City and BRA staff made windshield and walking surveys of the project area. These surveys investigated existing land use, building conditions and environmental deficiencies. The exterior surveys of structures classified buildings as "good," "fair," and "poor" based on the type and amount of repairs needed. The three major deficiencies used to place a building in the "poor" category were:

- 1) Deteriorated or sinking foundation
- 2) Sagging or deteriorated roof
- 3) Sinking or rotted porches

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The presence of one of the above deficiencies placed a structure in the poor category. A deficient structure was placed in the poor or fair classification based on the number of deficiencies it possessed from the following list:

- 1) Loose or missing siding
- 2) Structure in need of pointing
- 3) Structure in need of paint
- 4) Loose or missing roof material
- 5) Loose or missing gutters or downspouts
- 6) Loose, sinking or missing stairs
- 7) Broken or missing doors
- 8) Broken or loose fire escapes
- 9) Deteriorated chimney
- 10) Broken window glass, deteriorated frames or sashes

A structure possessing two of the above deficiencies was judged fair. A structure with more than two deficiencies was judged poor. A structure having none or only one of the B category deficiencies was judged good.

Surveys and studies with respect to the present character and condition of the Gouldville-Dudley NDP area and of the surrounding neighborhood were carried out between 1968 and 1972 by employees of the Boston Redevelopment Authority and Model City Agency.

These surveys and studies included, among other things, the investigation and analysis of existing land use, building and dwelling unit conditions, environmental conditions and social and economic characteristics. From these data, Map 4 - Existing Land Use, and Map 5 - Building Deficiencies and Proposed Treatment, were prepared.

The various surveys and dates undertaken are as follows:

- 1) Joint Model Cities (MCA) Boston Redevelopment Authority (BRA) land use and building condition surveys 1968 and 1971.
- 2) MCA land use surveys 1969, 1970, 1971
- 3) MCA vacant land survey 1971
- 4) MCA Street Surveys 1969 and 1971
- 5) Boston Public Works Department survey 1967
- 6) Boston Parks and Recreation Department surveys 1970
- 7) Roxbury, North Dorchester GNRP 1965

c. Lena Park

In March 1972, members of the Rehabilitation Department of the BRA conducted an exterior walking survey of the Lena Park NDP area. Interior surveys were conducted by the BRA Rehabilitation Department in August 1972.

d. Washington-Corey

Surveys and studies with respect to the present character and condition of the Washington-Corey Road NDP Area and of the surrounding neighborhood were completed in February of 1972 by the Boston Redevelopment Authority.

The studies identified the site, its size, generalized condition and ownership and the character of the adjacent neighborhood. At that time it was determined that the site was of sufficient size and convenient location so as to be suitable for elderly housing.

Surveys undertaken in October, 1971, and February, 1972, were concerned with the conditions of the structures. Both interior and exterior surveys were made by the Rehabilitation Staff of the BRA.

3. Distribution of Deficiencies

Building and environmental deficiencies are reasonably well distributed throughout the three NDP areas. All areas meet the distribution of deficiencies test as stated in the Urban Renewal Handbook

4. Description of Criteria Used in Assigning Residential Character to Properties in Mixed Use and Vacant Parcels.

In the case of an area in mixed use, the predominant use is assigned according to the greatest amount of floor area devoted to a use. In the case of vacant parcels, predominant use is determined by abutting properties and to the predominant character of the surrounding parcels.

F. STATEMENT REGARDING THE WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT

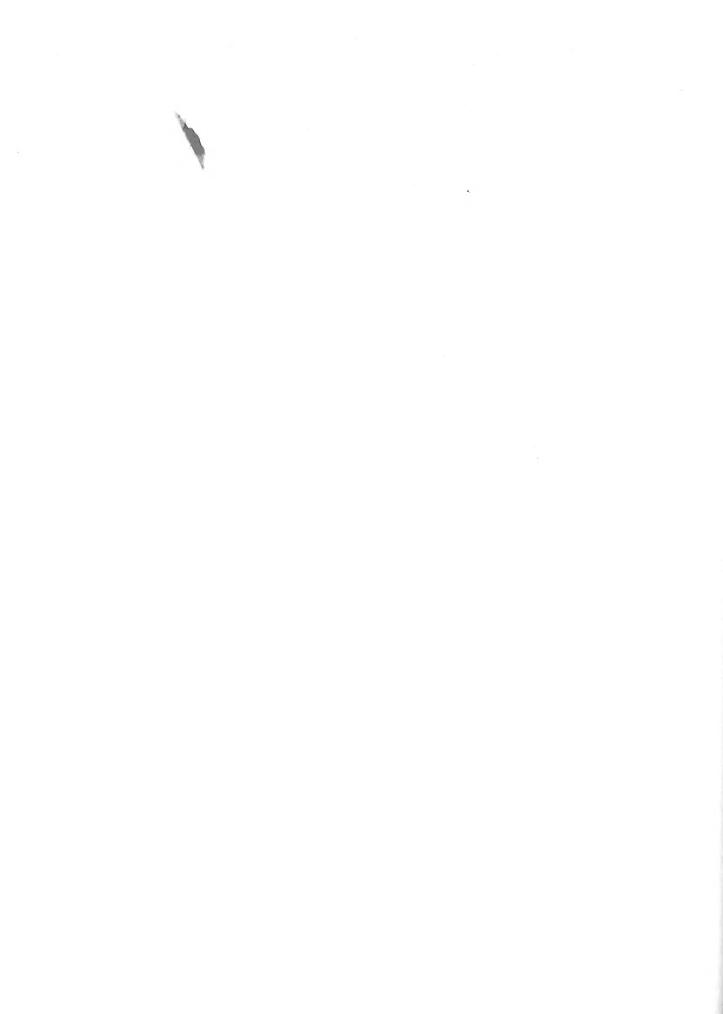
1. East Boston II

The 1965/1975 General Plan for the City of Boston, adopted in 1965 and discussed in current and past Workable Programs, called for housing and open space on the East Boston waterfront. The General Plan specifically indicated housing and a public open area from Maverick Square to the waterfront along Lewis Street.

The General Neighborhood Renewal Plan for East Boston (1965) recommended new housing in the area to the south and west of Maverick Square (continuing the proposed NDP area).

Activities carried out under the proposed workable program, namely a study of potential elderly housing sites in East Boston, recommended that the adjacent site be acquired for elderly housing. A site for this housing is being prepared by the City under the Neighborhood Development Program.

As a result of this NDP, community interest, and continued deterioration of adjacent areas, studies were conducted in the summer of 1971, and an expansion of the area under the NDP was recommended.



2. Gouldville-Dudley

Planning activities carried out under the existing Workable Program recommended the Gouldville-Dudley site as an N.D.P. Area. Planning activities for the Gouldville-Dudley N.D.P. are mentioned in the proposed workable program before the Boston City Council.

3. Lena Park

Planning activities carried out under the old workable program recommended the Lena Park site as an N.D.P. area for new family housing. The proposed workable program specifically mentions anticipated planning activities and citizen participation in the Lena Park N.D.P.

4. Washington-Corev

City-wide studies of elderly housing needs carried out under the old workable program recommended the Washington-Corey site for elderly housing. The proposed workable program mentions further planning activities and citizen participation for this site.

G. DESIGNATION OF URBAN RENEWAL AREA BY BOSTON REDEVELOPMENT AUTHORITY

1. East Boston II

The Board of the Boston Redevelopment Authority, the Planning Agency for the City of Boston, has designated the proposed NDP areas as an urban renewal area.

2. Gouldville-Dudley

The Gouldville-Dudley area is a refinement of the old Gouldville Terrace Urban Renewal area which was accepted by the Model Neighborhood Board, the Boston Redevelopment, and the Boston City Council but which was never funded by H.U.D.

The present Gouldville-Dudley NDP area has been the top renewal priority of the Model Neighborhood Board and the Model Cities Agency since the spring of 1971. Pursuant to the Cooperation Agreement between the Model Cities Agency and the Boston Redevelopment Authority, the entire project, from its inception to the writing of this application has been a cooperative undertaking. Care has been taken by the Authority and Model Cities that the designated area, and the clearance areas within it, meet all appropriate state and local regulations as well as the community's desires.

3. Lena Park

The Board of the Boston Redevelopment Authority has designated the proposed NDP area as an urban renewal area.

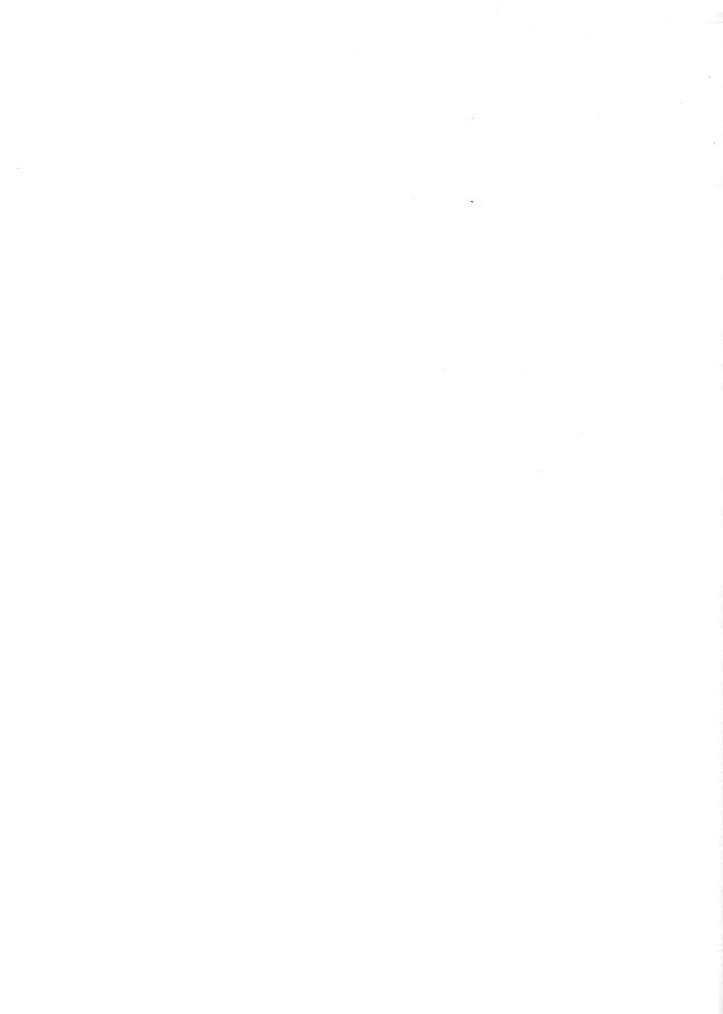
4. Washington-Corey

The Board of the Boston Redevelopment Authority has voted the proposed NDP area as an urban renewal area.

H. AREAS EXCLUDED FROM URBAN RENEWAL AREA

The entirety of the NDP areas are included in the Urban Renewal Areas.

					LOCALITY				
U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT				Boston					
NEIGHBORHOOD DEVELOPMENT PROGRAM				PROGRAM AND AREA NUMBER					
NEIGHBURHOOD DEVELOPMENT PROGRAM					AREA NAME				
SUMMARY OF URBAN RENEWAL AREA DATA				East Boston II					
				COUNTY(S)	Suffolk				
Submission: Initial 🔀	Revisian 🗌			CONGRESSIONAL DISTRICTIS) IN WHICH AREA IS SITUATED Eighth					
TRUCTIONS: To be completed and submi Neighborhood Development changed, or for substantial	Program. To	be revised	and resubmi	tted only if	the bound	iries of the a			
ADEA ELICIDII ITV	2 00000	INIANT TOP	THENT	2 OF LATION TO APPROVED HORSE					
AREA ELIGIBILITY	2. PREDUM	INANT TREA	IMENI	3. RELATION TO APPROVED MODEL CITIES AREA					
CATEGORY: IX	X Clearan	ice and redevel	opment						
Sec. 111 disaster area	Rehabil	itation		X Area is not within madel cities area					
				☐ Area is	entirely wit	hin model cities	. area		
PRESENT CHARACTER OF AREA AND CONDITION OF BUILDINGS	5. CONTEM USES	PLATED LA	ND	Area is entirely within model cities area Area is partially within model cities area NUMBER OF ACRES WITHIN					
Built up	☆ Predomi	inantly residen	tiol						
N Predominantly open	Not predominantly residential			MODEL CITIES AREA:					
Open									
	6. ESTIMAT	ED NUMBER	OF DWELL	NG UNITS					
Check one below unless area 's "Open")	(a) Total in area: 0								
Predominantly residential	(b) Number of buildings with								
Not predominantly residential	deficiencies:0								
ESTIMATED NUMBER OF SITE OCCUPANTS	WHITE Nonminority	NEGRO/ Black	AMERICAN INDIAN	ORIENTAL	SPANISH AMERICAN	OTHER MINORITIES	TOTAL		
s. Families in area	0	0	0	0	0	. 0	0		
b. Individuals in area	0	0	0	0	0	0	0		
c. Business concerns (including nonprofit organizations) in oreo	.0		<u> </u>	C		•	0		
SUBMITTED BY:		/							
Nov. 30, 1972			de	Signatur					
Boston Redevelopment Authority			, Di	rector					
Local Public Agency				Title			- 1		
				-2 "	-				



CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form.)
Overcrawding or improper location of structures on the land	Not Present
. Excessive dwelling unit density	Not Present
Conversions to incompatible types of uses, such as roominghouses among family dwellings	Not Present
Obsolete building types, such as large residences or ather buildings which through lack af use or maintenance have a blighting influence	Not Present
Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from naise, smake, or fumes	Predominantly open land, portions of which are used for parking and vehicular storage.
Unsafe, congested, poorly designed, or otherwise deficient streets	Deficient and poorly designed streetsinadequate for future planned development.
Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	Inadequate public utilities.
Other equally significant environmental deficiencies	Not Applicable



DATA ON URBAN RENEWAL AREA

Present Character, Condition of Buildings, and Praposed Land Uses

(Complete this page for each separate urban renewal area covered by the NDP. Areas shall be shown to the nearest acre. Total area within perimeter boundaries of the urban renewal area shall be accounted for, excepting only any interior areas which have been excluded from the urban renewal area. Meanings of terms are identical with those in RIIM 7205.1, chapters 1 and 2.)

(·						· · · · · · · · · · · · · · · · · · ·	
		ACRE	AGE	CONDITION OF				
		BYPRE	SENT CHAI	RACTER	BUILDINGS		ACREAGE	
ITEM	TOTAL	IMPR	OVED	UNIM-		NUMBER	PROPOSED	
		WITH BLDGS OR STREETS	W/OTHER IMPROVE- MENTS	PROVEO	TOTAL BUILDINGS	WITH DEFI- CIENCIES		
! TAL	3.9	.9	0	3.0	0	0	3.9	
Streets, alleys, public rights-of-way, Total	.9	.9	0	0	0		1.4	
Residential, Total	0	0	0	0	0	0	2.5	
A. Dwelling purposes	0	0	0	0	0	0	2.5	
B. Related public or semipublic purposes	0	0	0	0	0	0	See Attach- ment	
Nanresidential, Tatol	3.0	.9	0	3.0	0	0	See Attachment	
A. Commerciol	0	0	0	0	0	0	See Attachment	
B. Industrial	0	0	0	0	0	0	0	
C. Public or semipublic (institutional)	0	0	0	0	0	0	0	
D. Open or unimproved lond not included in 3A, B, or C obove.	3.0		Q	3.0	0	0	0	



. AREA ELIGIBILITY

CATEGORY: __11

2. PREDOMINANT TREATMENT

Clearance and redevelopment

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NEIGHBORHOOD DEVELOPMENT PROGRAM

SUMMARY OF URBAN RENEWAL AREA DATA

Submission: Initial 🔀 Revision 🗌

Nov. 30, 1972

Local Public Agency

Boston Redevelopment Authority

Boston, Mass.

PROGRAM AND AREA NUMBER

AREA HAME

CITIES AREA

Signature

Title

Director

Gouldville/Dudley

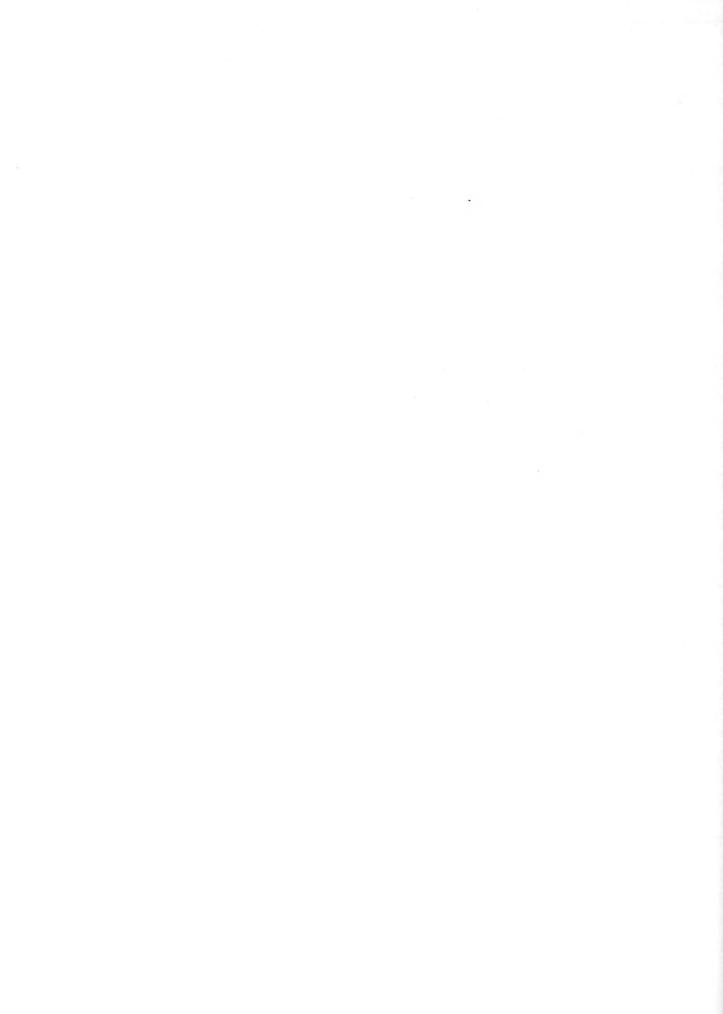
COUNTY(S)

CONGRESSIONAL DISTRICT(S) IN WHICH AREA IS SITUATED Ninth

3. RELATION TO APPROVED MODEL

ISTRUCTIONS: To be completed and submitted with the initial application for each separate urban renewal area covered by the Neighborhood Development Program. To be revised and resubmitted only if the boundaries of the area are changed, or for substantial changes affecting the land use plan provisions of the Urban Renewal Plan.

Sec. 111 disaster area	Rehabilitation			Area is not within model cities area				
PRESENT CHARACTER OF AREA AND CONDITION OF BUILDINGS Built up Predominantly open	USES	PLATED LA	tial	Area is entirely within model cities area Area is partially within model cities area NUMBER OF ACRES WITHIN MODEL CITIES AREA: 18				
Check one below unless area is "Open") Predominantly residential Not predominantly residential	(a) Total	in area: 22 or of buildings	with	NG UNITS				
ESTIMATED NUMBER OF SITE OCCUPANTS	WHITE Nonminority	NEGRO/ BLACK	AMERICAN INDIAN	ORIENTAL	SPANISH AMERICAN	OTHER MINORITIES	TOTAL	
a. Families in area	90	93	2	2	29	. 4	220	
b. Individuals in orea	15	25	1	0	0	0	40	
c. Business concerns (including nanprofit arganizations) in area	. 0		10		7	107	3	
SUBMITTED BY:			1/0	1	1			



CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form.)
Overcrowding or improper location of structures on the land	See Attachment
Excessive dwelling unit density	See Attachment
Conversions to incompatible types of uses, such as roominghouses among family dwellings	See Attachment
Obsolete building types, such as large residences or other buildings which through lock af use or maintenance have a blighting influence	See Attachment
Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smake, or fumes	See Attachment
Unsafe, congested, poorly designed, or otherwise deficient streets	See Attachment
Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	See Attachment
Other equally significant environmental deficiencies	None



DATA ON URBAN RENEWAL AREA

Present Character, Condition of Buildings, and Proposed Land Uses

(Complete this page for each separate urban renewal area covered by the NDP. Areas shall be shown to the nearest acre. Total area within perimeter boundaries of the urban renewal area shall be accounted for, excepting only any interior areas which have been excluded from the urban renewal area. Meanings of terms are identical with those in RIIM 7205.1, chapters 1 and 2.)

		ACRE		CONDITION OF BUILDINGS			
ITEM			BY PRESENT CHARACTER IMPROVED			NUMBER	BY PROPOSED
	TOTAL	WITH BLDGS OR STREETS	W/OTHER IMPROVE- MENTS	UNIM- PROVED	TOTAL BUILDINGS	WITH DEFI- CIENCIES	LAND USE:
TAL	18.0	14.5	0	3.5	101	51	18.0
Streets, alleys, public rights-of-way, Total	4.9	4.9	0	0		***	4.7
Residential, Total	7.7	7.7	0	0	80	38	9.6
A. Dwelling purposes	7.7	7.7	0	0	80	38	9.0
B. Related public or semipublic purposes	0	0	0	0		• •	0.6
Nonresidential, Tatal	5.4	1.9	0	0		• -	3.7
A. Cammercial	1.1	1.1	0	0	14	13	.6
B. Industrial	0	0	0	0			0
C. Public or semipublic (institutional)	.8	.8	0	0	7	0	3.1
D. Open or unimproved land not included in 3A, B, or C above.	3.\$		0	3.5			.9

. . 16



ENVIRONMENTAL DEFICIENCIES

1. Overcrowding or improper location of the Structures on the land.

Most residential and non-residential structures in this area do not meet standards set by the City's zoning ordinance. Lot widths and areas, usable space, and front, side and rear yards are generally below code standards. Residential building coverage frequently is as high as 80 percent, or more than double the coverage permitted by the code.

2. Excessive Dwelling Unit Density.

Dwelling unit densities have been particularly high on certain streets such as Dudley and Leyland Streets with concentrations of apartment structures which have been overcrowded with families.

Sources for (1) and (2) above: Model City - Boston Redevelopment Authority Land Use and Building Condition Survey. 1968; and 1971.

3. Conversions to Incompatible Types of Uses.

A number of rooming houses have been created in structures which were formerly family residences. A number of stores on Dudley Street are vacant and a few are used for storage purposes. Gas stations next to the Hannon Playfield are also examples of incompatible uses.

Source: Model City Surveys and Neighborhood Meetings, 1968-70; 1971-1972.

4. Obsolete building types, such as large residences or other buildings which, through lack of use and maintenance, have a blighting influence.

The project area has large single family houses which have been converted to multiple use and three deckers and apartment buildings which, because of deferred maintenance, aging, and wear and tear are in poor condition; some of which have been abandoned. These houses in poor condition, particularly the vacant and abandoned buildings, are a blighting influence.

Source: Model City - Boston Redevelopment Authority Vacant Building Surveys; Housing Inspection Department; Building Department, 1969-1970; Model Cities Land Use Surveys 1971.

5. Detrimental Uses and Conditions.

Detrimental land uses in the area are numerous parcels of vacant land used for dumping.

Source: Model City Vacant Land Surveys, 1969-1970; 1971-1972.

6. Unsafe, congested, poorly designed or otherwise deficient streets.

The existing street condition survey conducted by the Model City Administration in 1971 showed the following deficiencies:

				-
		-4 		
		20		

- 1) Streets and sidewalks in poor condition.
- 2) Unsafe intersections and insufficient street signs and signals.
- 3) Inadequate provision for off street parking.
- 4) Inadequate street lighting.

Source: Model City Street Survey, 1969; Boston Public Works Department Survey, 1967; Model City Street Survey 1971.

- 7. Inadequate public utilities and community facilities contributing to unsatisfactory living conditions and economic decline.
 - 1) Schools: The Hawthorne Elementary School was built in 1906 and is in the project area. This school lacks adequate play space but more importantly is physically obsolete. This building needs replacement by modern educational facilities.
 - 2) Parks and Playgrounds: Hannon Playfield is immediately adjacent to the project area. This facility was recently improved under the Urban Beautification Program. The project area itself is deficient in both indoor and outdor recreational space.
 - Sewerage and Water. Information supplied by engineering consultants indicates that sewers discharge into a combination storm drainage and sewer system. Overflows during storms are potential contributors to sewer pollution. The consultants also found a large percentage of water mains 16 inches and larger which were laid prior to 1900 and are considered to have lost more than 50 percent of their original carrying capacity. There is a high incidence of main failures in many areas. Low pressures and inadequate volumes of water have been reported in both high and low service water systems in some parts of the area.
 - 4) Street Lighting. The Public Works Department has found that 90 percent of the street lighting does not meet standards. Inadequate street lighting is a major concern of community residents.

Sources: Model City School Report, 1970; Model City Surveys; Boston Parks and Recreation Department, 1970; Roxbury, North Dorchester GNRP, 1965.





CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form.)
Overcrowding or improper location of structures on the land	NOT PRESENT
Excessive dwelling unit density	NOT PRESENT
Conversions to incompotible types of uses, such as roominghouses among fomily dwellings	NOT PRESENT
Obsolete building types, such tos large residences or other tbuildings which through lack of use or maintenance have a blighting influence	NOT PRESENT
Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, ismoke, or fumes	The majority of buildings have not been adequately maintained and adversely affect nearby residential properties.
Unsafe, congested, poorly designed, or otherwise deficient streets	Lorne Street is a dead end street which does not adequately serve the interior of the NDP Area.
Inadequate public utilities or community facilities contributing to unsatisfactory living conditions ar economic decline	Public sewer, water and gas lines'currently do not serve the center of the NDP area. In addition, present street lighting is inadequate and leads to security problems.
Other equally significant environmental deficiencies	Wilbert Road, Austin Road and other vacant lots located within the N.D.P. Area are a littered dumping ground.

			Annual Transferred
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DATA ON URBAN RENEWAL AREA

Present Character, Condition of Buildings, and Proposed Land Uses

(Complete this page for each separate urban renewal area covered by the NDP. Areas shall be shown to the nearest acre. Total area within perimeter boundaries of the urban renewal area shall be accounted for, excepting only any interior areas which have been excluded from the urban renewal area. Meanings of terms are identical with those in RIIM 7205.1, chapters 1 and 2.)

		ACRE	AGE	CONDITION OF				
0		BY PRE	SENT CHA	RACTER	BUILDINGS		ACREAGE	
ITEM	TOTAL	IMPR	OVED			NUMBER	BY PROPOSED LAND USES	
	1012	WITH BLDGS OR STREETS	W/OTHER IMPROVE- MENTS	UNIM- PROVED	TOTAL BUILDINGS	WITH DEFI- CIENCIES		
TAL	12.9	0.7	0.7 0		19	16	12.9	
Streets, alleys, public rights-of-way, "Total	2.2	0.7		1.5		-tw,	2.9	
Residential, Total	1.8	1.8	0	0	18	16	7.8	
A. Dwelling purposes	1.8	1.8	0	0	18	16	7.0	
B. Related public or semipublic purposes	0	0	0	0	0	0	0.8	
Nonresidential, Total	8.9	1.2	1.0	6.7	1	0	2.2	
A. Commercial	0	0	0	0	0	0	0	
B. Industrial	0	0	0	0	0	0	0	
C. Public or semipublic (institutional)	2.2	1.2	1.0	0	79	0	2.2	
D. Open or unimproved land not included in 3A, B, or C above.	6.7			6.7				



Nov. 30, 1972

Director

Boston Redevelopment Authority Local Public Agency

Date

Title



NONE

ther equally significant

invironmental deficiencies



DATA ON URBAN RENEWAL AREA

Present Character, Condition of Buildings, and Proposed Land Uses

(Complete this page for each separate urban renewal area covered by the NDP. Areas shall be shown to the nearest acre. Total area within perimeter boundaries of the urban renewal area shall be accounted for, excepting only any interior areas which have been excluded from the urban renewal area. Meanings of terms are identical with those in RIIM 7205.1, chapters 1 and 2.)

		ACRE	EAGE	CONDITION OF			
	· · · · · · · · · · · · · · · · · · ·	BYPRE	SENT CHA	RACTER	BUILD	ACREAGE	
ITEM	TOTAL	IMPR	OVED	UNIM-		NUMBER	PROPOSED LAND USES
		WITH BLDGS OR STREETS	W/OTHER PROVED		TOTAL BUILDINGS	WITH DEFI- CIENCIES	
TAL	3.1	2.9	2.9 0 .2		5	5	3.1
Streets, alleys, public rights-of-way, Tatal	1.2	1.2	Ö	0	0	. O	1.2
Residential, Total	.2	.2	0	0	2	2	1.9
A. Dwelling purposes	.2	.2	0	0	2	2	1.9
B. Related public or semipublic purposes	0	0	0	0	0	0	0
Nanresidential, Tatol	1.7	1.5	0	.2	3	3	0
A. Commercial	.7 .	.7	0	0	1	1	0
B. Industrial	.8	.8	0	0	2	2	0
C. Public or semipublic (institutional)	0	0	0	o	С	0	0
D. Open or unimproved land not included in 3A, B, or C above.	.2	9 1		.2	0	0	0



HUD-6272 Attachment Washington-Corey

ENVIRONMENTAL DEFICIENCIES

1. Overcrowding or Improper Location of Structures on the Land.

The location of the furniture warehouse has resulted in two major environmental deficiencies. The northern side of the site, in general, is covered with structures so that there is insufficient parking area to service the Stratford Furniture warehouse. Second, the warehouse structure is so located as to require trucks to load directly from the street.

2. Obsolete Building Types, Such as Large Residences or Other Buildings Which Through Lack of Use or Maintenance Have a Blighting Influence.

The two warehouse structures, as well as a house trailer used as an office for the parking lot, have a blighting influence on the adjacent area. Neither warehouse structure has been well maintained and both are underutilized. The Edgremont Street warehouse is vacant and in fair condition, the Corey Road warehouse has a marginal tenant and the building is substandard. The office trailer, likewise, has not been maintained. In the opinion of the BRA and the adjacent landowners, the above conditions and lack of use have a blighting influence on the area.

3. Detrimental Land Uses or Conditions Such as Incompatible Uses, Structures in Mixed Use, or Adverse Influences from Noise, Smoke, or Fumes.

Two land uses are incompatible with the adjacent area. The vehicle storage lot has a detrimental influence on the adjacent residential, commercial, and institutional land uses. The lot is not paved or maintained and heavy vehicles such as buses, dump trucks, garbage and oil trucks are stored on the premises. The warehouse fronting on Corey Road, if heavily utilized, would have a detrimental influence on the Adjacent Baldwin Elementary School.

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CLEARANCE AND REDEVELOPMENT AREA REPORT (PART B)

A. MAPS OF N.D.P. AREAS:

- 1. Clearance Boundaries, Property Lines, and Building Outlines (See Map 8A to C).
- 2. Existing Land Use and Location of Substandard Buildings (See Map 9A to C).

B. CLEARANCE ELIGIBILITY

1. Gouldville-Dudley

Many of the 20 buildings in the proposed clearance and redevelopment areas are structurally substandard to a degree requiring clearance and redevelopment. Specifically, seven buildings are structurally substandard and require clearance and thirteen other buildings warrant clearance to remove blighting influences. All twenty buildings require clearance in order to assemble the sites necessary to achieve the objectives of the Gouldville-Dudley Urban Renewal Plan. These clearance activities represent roughly one-fifth of the housing stock within the NDP area (20 buildings in the clearance areas out of a total of 101 buildings within the NDP area).

2. Lena Park

The following four buildings have been rehabilitated or can be economically rehabilitated and, therefore, have not been included in the clearance area: (1) the Lena Park Community Service Center located at 150 American Legion Highway; (2) the two-family structure located at 8 Franklin Hill Avenue; (3) the brick apartment building located at 2 to 4 Lorne Street; and the brick apartment building located at 1 to 9 Lorne Street.

As shown on Map 8C, the clearance area is bounded on the south by Austin Street, on the West by the vacant parcel owned by the Jewish Child Welfare Association, on the north by the vacant parcels owned by the Jewish Child Welfare Association and HUD, and on the East by Harvard Street and the newly rehabilitated building located at 2 to 4 Lorne Street.

3. Washington-Corey

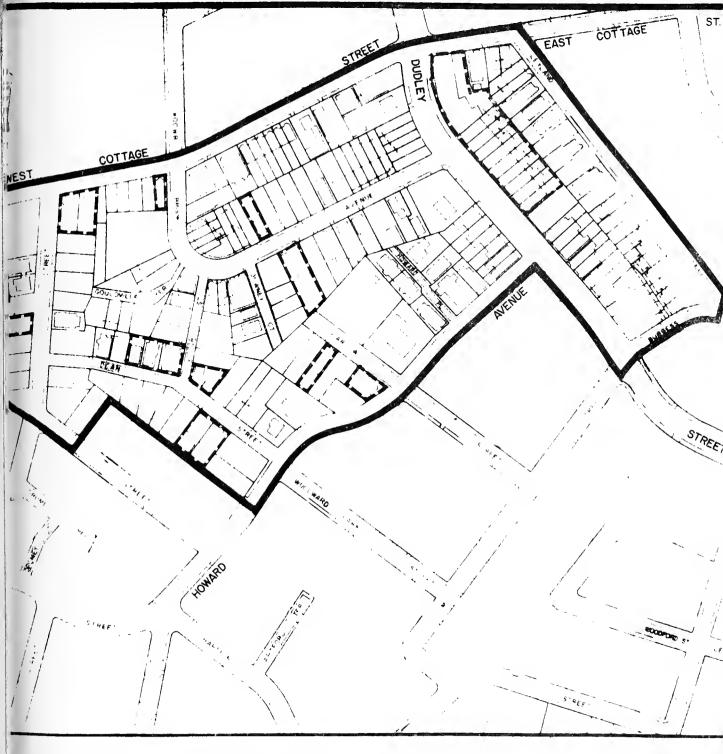
The Washington-Corey site clearly meets the urban renewal eligibility criteria in that at least 40% of the project area contains environmental deficiencies and 60% of the structures contain structural defects warranting clearance.

C. CLEARANCE SURVEY

1. Gouldville-Dudley

The condition of structures in the project area as a whole was determined by means of detailed exterior surveys of all buildings, undertaken during the period between 1968 and 1972. For each building, the major and minor elements listed below were examined. The results were recorded on a "Building Examination Schedule," and each element was scored using a code on one (no deficiency or deterioration) to four (deficiency or deterioration covering more than 50 percent of the area, length, or unit). In addition, 10 buildings (or almost 10% of the total number of buildings in the area) were entered by Housing Inspection Department Inspectors in conjunction with resident complaints. These reports were also used to reach general conclusions about the condition of the housing stock in the whole area.

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LEARANCE BOUNDARIES, PROPERTY LINES ND BUILDING OUTLINES

Clearance Boundary

Property Line

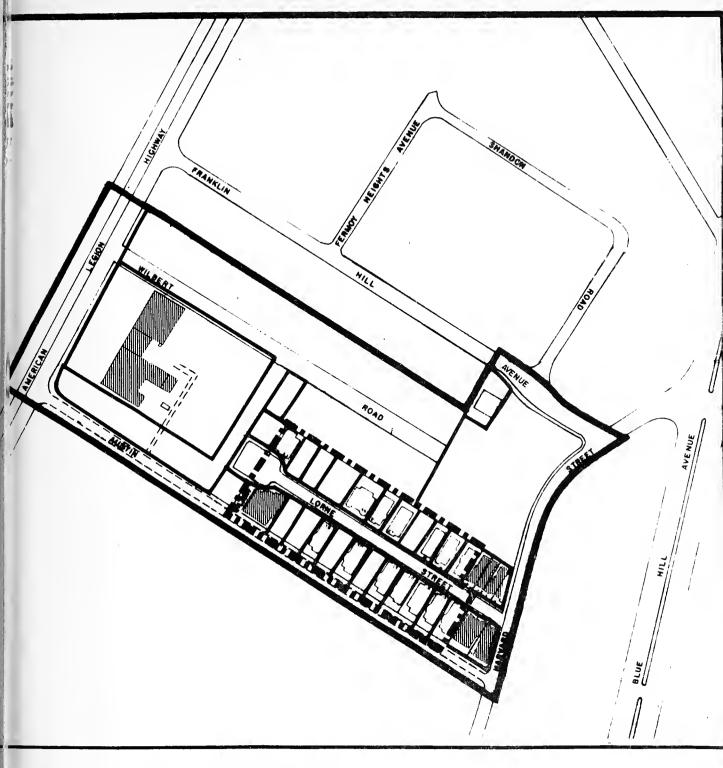
Building Outline

Gouldville - Dudley

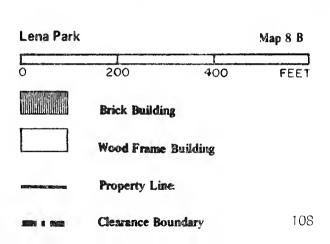
Map 8 A

400

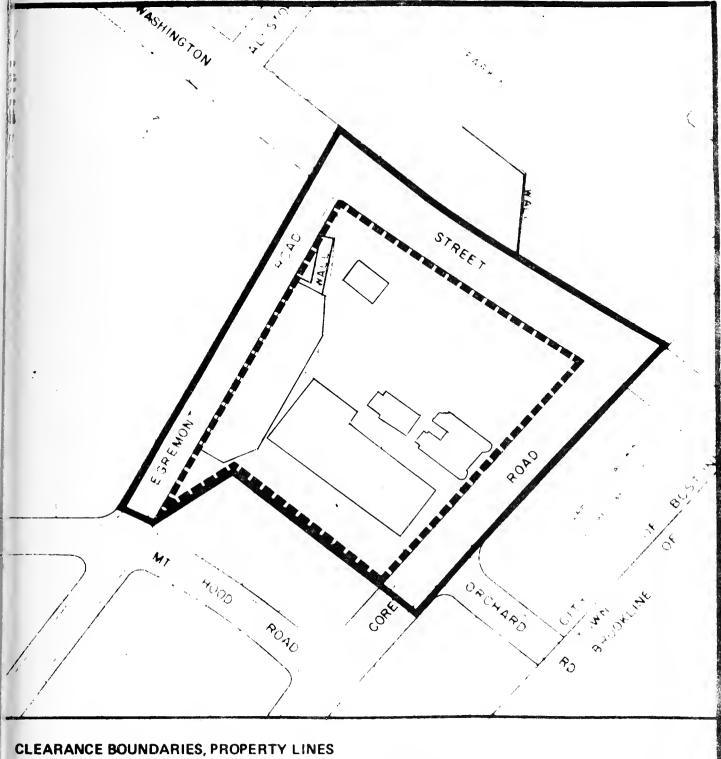




CLEARANCE BOUNDARIES, PROPERTY LINESAND BUILDING OUTLINES



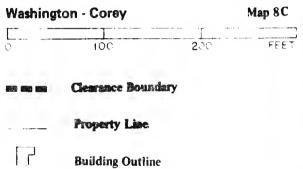




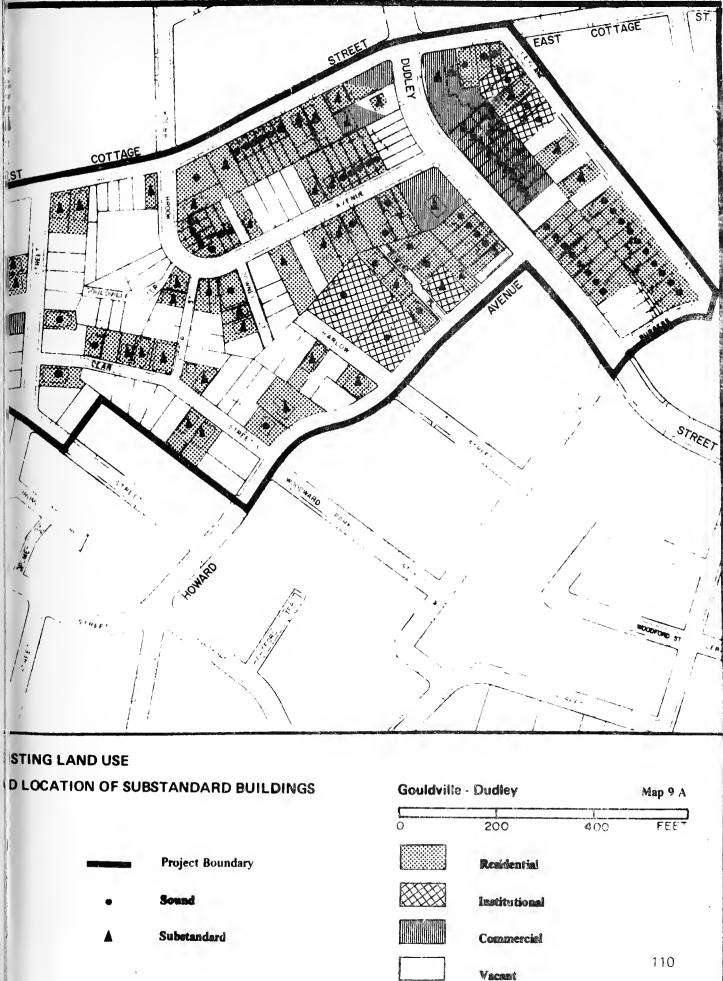
CLEARANCE BOUNDARIES, PROPERTY LINES

AND BUILDING OUTLINES

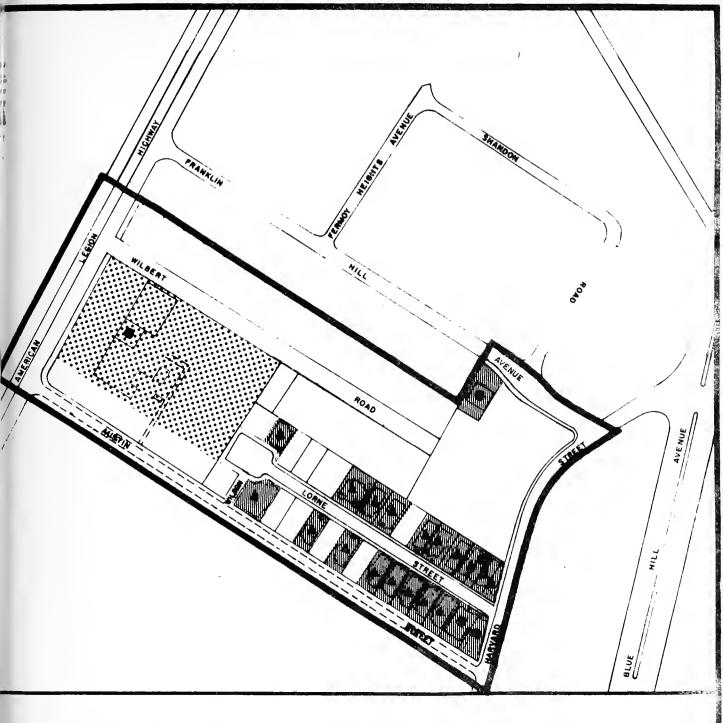
Washin







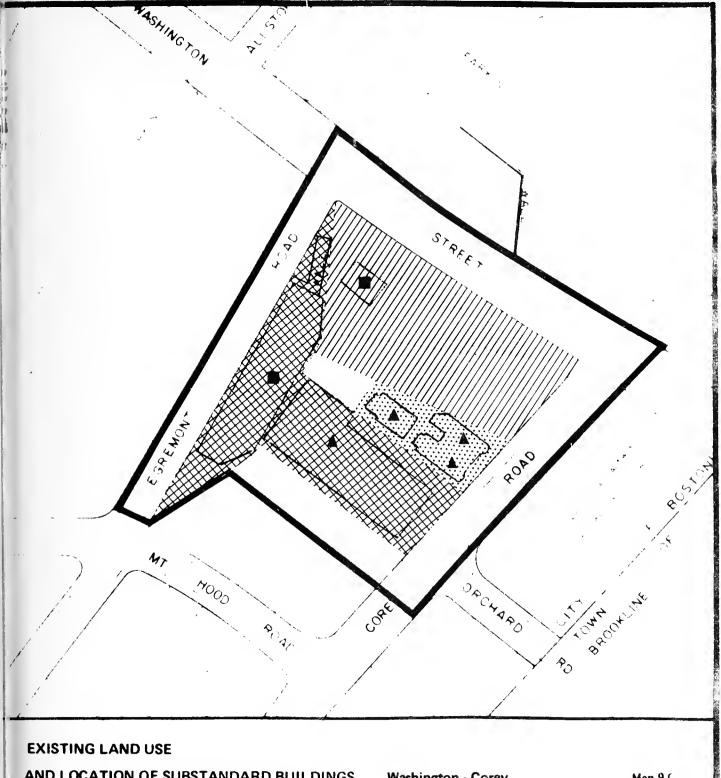




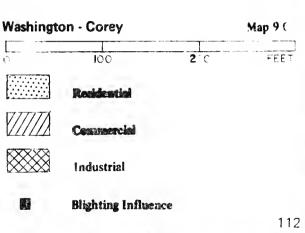
EXISTING LAND USE AND LOCATION OF SUBSTANDARD BUILDINGS

	Map 9 B
200	FEET
Project Bound	dary
Residential	
Institutional	
Vacant	
Sound	
Substandard	111
	Project Bound Residential Institutional Vacant Sound

				-
		. *		
(%)				



AND LOCATION OF SUBSTANDARD BUILDINGS



Substandard Building

+				
		9		
		4.		
			1	

2. Lena Park

Detailed exterior surveys have been made by the Rehabilitation Department of the BRA in March, 1972, and interior surveys in August, 1972, in accordance with the criteria for clearance areas set forth in the Urban Renewal Handbook. Sixteen of a total of nineteen buildings (84% of the buildings in the clearance area) were found to be deficient to a degree requiring clearance.

3. Washington-Corey

The condition of structures in the project area as a whole was determined by means of a detailed exterior and interior survey of all buildings, undertaken in February, 1972. For each building, the major and minor elements were examined. The results were recorded on a "Building Examination Schedule" and each element was scored using a code of one (no deficience or deterioration) to four (deficiency or deterioration covering more than 50 percent of the area, length, or unit). The building survey was undertaken by the Rehabilitation Staff of the Boston Redevelopment Authority; the results of their survey are shown on Map 8D.



DATA ON CLEARANCE AND REDEVELOPMENT AREA Gouldville-Dudley

omplete and submit as attachment to data on urban renewal area for each separate clearance and redevelopment area ithin that urban renewal area. Identify clearance area:

() ·									
e B	L	ACR	EAGE		co	NEITION C		NGS	
			SENT CHAI	RACTER			NUMBER STRUC- TURALLY	NUMBER WARRAN-	ACRE- AGE BY
ACQUISITION AREA	TOTAL		W/OTHER IMPROVE- MENTS	UNIM- PROVED	TOTAL BUILD- INGS	NUMBER WITH DEFI- CIENCIES	SUB- STAND- ARD RE- QUIRING CLEAR- ANCE	TING CLEAR- ANCE TO REMOVE BLIGHTING IN- FLUENCES	PRO- POSED LAND USES
DTAL	6.54	3.07	0	3.47	24	25	19	5	6.54
Streets, Alleys, Public Rights-of-Way, Total	.27	.27	0	0		- 1			
Residential, Total	1.97	1.97	0	0	13	13	8	5	3.54
A. Dwelling Purposes	1.97	1.97	0	0	13	13	8	5	3.54
B. Related Public or Semipublic Purposes	0	0	0	0					0
Nonresidential, Total	4.30	.83	0	0	11	11	11	0	3.1
A. Commercial	.83	.83	0	0	11	11	11	0	.6
B. Industrial	0	0	0	0	0	0			0
C. Public or Semipublic (Institutional)	0	0	0	0	0	0			2.1
D. Open or Unimproved Land Not Included in 3A, B, or C Above	3.47	0	0	3.47	Ţ.	-			0

BLIGHTING INFLUENCES WARRANTING CLEARANCE

Cheek as appropriate and indicate number of buildings warranting clearance to remove each blighting	influence.)
---	-------------

Overcrowding or Improper Location of structures on the land Number of buildings	6. 🛛 Unsofe, congested, poorly designed, or otherwise deficient streets Number of Buildings
Excessive dwelling unit density Number of buildings Conversions to incompatible types of uses, such as roominghouses among family dwellings Number of buildings	 7. Nadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline Number of buildings 8. Other equally significant environmental deficiencies (Specify):
Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence Number of Buildings	
Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	☐ Number of buildings

Number of buildings



DATA ON CLEARANCE AND REDEVELOPMENT AREA

Lena Park

mplete and submit as attachment to data on urban renewal area for each separate clearance and redevelopment area thin that urban renewal area. Identify clearance area:

									
		ACRI	EAGE		co	NOITION C		NGS	
rt			SENT CHAR	RACTER			NUMBER STRUC- TURALLY	NUMBER WARRAN-	BY PRO- POSED LAND USES
ITEM	TOTAL	1	W/OTHER IMPROVE- MENTS	UNIM- PROVED	TOTAL BUILD- INGS	NUMBER WITH DEFI- CIENCIES	SUB- STAND- ARD RE- QUIRING	TING CLEAR- ANCE TO REMOVE BLIGHTING IN- FLUENCES	
ITAL	2.4	2.4	0	.0	16	16	16	0	2.4
Streets, Alleys, Public Rights-of-Way, Total	.6	.6	A Comment of the Comm	0					.5
Residential, Total	1.0	1.0	0	0	12	16	16	0	1.9
A. Dwelling Purposes	1.0	1.0	0	.0	12	16	16	0	1.9
B. Related Public or Semipublic Purposes	0	0	0	0	0	0	0	0	0
Nonresidential, Total	.8	.8	0	0	0	0	0	0	0
A. Commercial	0	0	0	0	0	0	0	0	0
B. Industrial	0	0	0	0	0	0	0	0	0
C. Public or Semipublic (Institutional)	0	0	0	0	0	0	0	0	0
D. Open or Unimproved Lond Not Included in 3A, B, or C Above	.9		den Em Sijilika ya Aliki e wa Kata ina Adama sa Ata	0	7.4				

BLIGHTING INFLUENCES WARRANTING CLEARANCE

(Check as appropriate and indicate number of bui	ldings warranting clearance to remove each blighting influence.)
Overcrowding or Improper Location of structures on the land Number of buildings	6. Unsafe, congested, poorly designed, or otherwise deficient streets Number of Buildings
Excessive dwelling unit density Number of buildings Conversions to incompatible types of uses, such as roominghouses among	7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline Number of buildings
fomily dwellings Number of buildings	 Other equally significant environmental deficiencies (Specify):
Obsolete building types, such as large residences or other buildings which through lack of use or maintenance	

16 Number of buildings

115

have a blighting influence
Number of Buildings

Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences

from noise, smoke, or fumes

Number of buildings

		2			
			630		
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DATA ON CLEARANCE AND REDEVELOPMENT AREA

Washington-Corev

inplete and submit as attachment to data on urban renewal area for each separate clearance and redevelopment area hin that urban renewal area. Identify clearance area:

		ACRI	EAGE		cc	NOITION	FBUILDI	NGS	
JTEM	TOTAL	WITH	SENT CHAI ROVED W/OTHER IMPROVE- MENTS		TOTAL BUILD- INGS	NUMBER WITH DEFI- CIENCIES	NUMBER STRUC- TURALLY SUB- STAND- ARD RE- QUIRING CLEAR- ANCE	NUMBER WARRAN- TING CLEAR- ANCE TO REMOVE BLIGHTING IN- FLUENCES	ACRE- AGE BY PRO- POSED LAND USES
ral.	3.1	2.9	0	.2	5	5	3	2	3.1
Streets, Alleys, Public Rights-of-Woy, Total	1.2	1.2	o	0	* ` 0	0	0	0	1.2
Residential, Total	.2	.2	0	0	2	2	2	0	1.9
A. Dwelling Purposes	.2	.2	0	0	2	2	2	0	1.9
B. Related Public or Semipublic Purposes	0	0	0	0	0	0	0	0	0
Nonresidential, Total	1.7	1.5	0	.2	3	3	1	2	0
A. Commercial	.7	.7	0	0	1	1	0	1	0
3. Industrial	.8	.8	0	0	2	2	1	1	0
C. Public or Semipublic (Institutional)	0	0	0	0	0	0	0	0	0
). Open or Unimproved Land Not Included in 3A, B, or C Above	.2	0		.2	**************************************) r. 7	0	0	0

BLIGHTING INFLUENCES WARRANTING CLEARANCE

(Check as	apprapriate	ana	inaicate	number	oj	buildings	warranting	clearance	to remove	each	blighting	infl	uence.

Check as appropriate and indicate number of	buildings warranting clearance to remove each blighting influence.
Overcrawding or Improper Location of structures an the land Number of buildings	6. Unsofe, cangested, poorly designed, ar otherwise deficient streets Number of Buildings
Excessive dwelling unit density Number of buildings	 Inodequote public utilities or community facilities contributing to unsatisfactory living conditions or economic decline
Conversions to incompatible types of uses, such as roominghouses among	Number of buildings
family dwellings Number of buildings	 Other equally significant environmental deficiencies (Specify):
Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence [Z] Number of Buildings	
Detrimental land uses or conditions,	

Number of buildings

116

such as incompatible uses, structures in mixed use, or adverse influences

from noise, smoke, or fumes

Number of buildings



SPOT CLEARANCE REPORT (PART C)

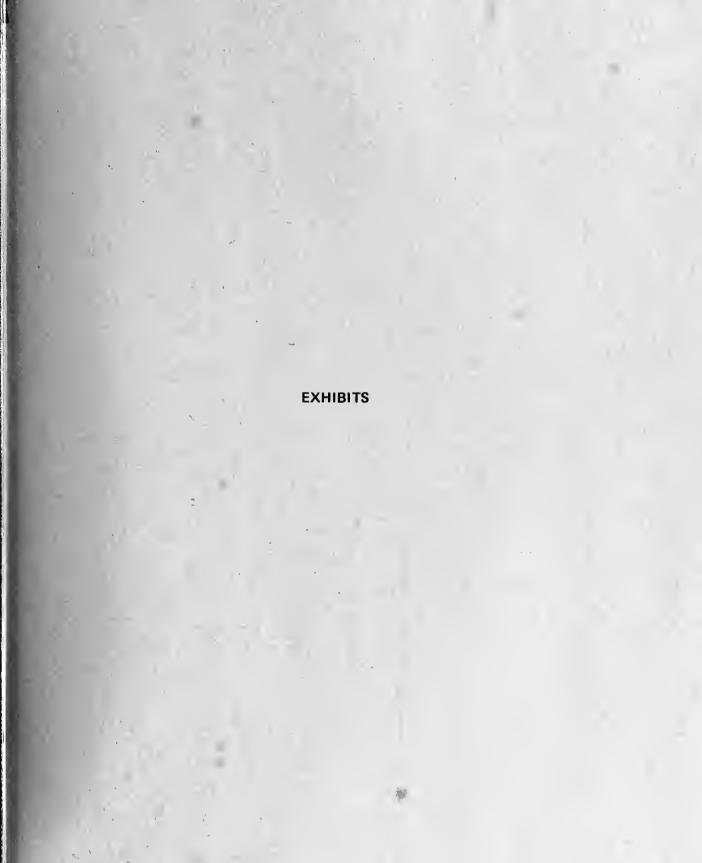
Spot clearance is not anticipated wit areas. Spot clearance is not anticipated within any of these Neighborhood Development Program

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		49		
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SPECIFIC SUBSTANDARDNESS CRITERIA TO JUSTIFY CLEARANCE (PART D)

The BRA submitted specific substandardness criteria for identifying buildings to be cleared with its original NDP application for the Sumner Street, East Boston NDP in July, 1971.







MEMORA NDUM

December 14. 1972

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: AMENDMENT TO GENERAL PLAN

SUMMARY: This memorandum requests that the Authority amend the General Plan for the City of Boston with respect to the Washington Street-Corey Road Neighborhood Development Program Area.

On December 17, 1964, the Authority adopted the 1965-1975 General Plan for the City of Boston. This plan was intended to be a general guide for the future development of the City, and would be revised from time to time through the adoption of urban renewal plans and the results of more specific studies.

On November 2, 1972, the Authority voted an authorization to file a Neighborhood Development Program application for four areas including the Washington-Corey site in Brighton. The land use proposed for this project was the result of detailed planning by the Authority's staff and the Allston-Brighton community.

Although commercial land use was indicated for this site in the 1965-1975 General Plan, a variety of changes have taken place which require a modification of the General Plan in order to allow for a residential use of this site.

The major changes in Brighton which require a modification of the 1965-1975 General Plan with respect to the Neighborhood Development Program Site at Washington Street and Corey Road consist of alterations in the land use of adjacent parcels, an increase in traffic congestion and a dramatic increase in the need for elderly housing. These shifts in the vicinity of the Washington-Corey site have been documented in the Neighborhood Development Program Application and in various planning studies. It is proposed, therefore to amend the General Plan so that residential uses are substituted for commercial uses at Washington Street and Corey Road, Brighton.

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Since the Authority had adopted a resolution in support of the Washington-Corey Neighborhood Development Program, the General Plan, in effect, has been modified as intended. The Department of Housing and Urban Development, however, requires that the General Plan be officially amended with respect to the Neighborhood Development Program area in order for the NDP plan to be in conformity with the General Plan. This action is prerequisite to a final approval and funding for this project. Therefore, I recommend its adoption.

An appropriate resolution is attached.

Attachment



ESOLUTION OF THIS BOSTON REDEVELOPMENT AUTHORITY AMENDING THE ASTER PLAN FOR THE CITY OF BOSTON

HEREAS, the master plan for the City of Boston is essential to the furtherance of the health, safe;, and welfare of its inhabitants and to coordinated planning of land uses, transportation, housing, and public improvements; and

HEREAS, this Authority, as the planning board of the City, officially dopted, on December 17, 1964, the document entitled "1965/1975 eneral Plan for the City of Boston" is the Master Plan for the City f Boston; and

HEREAS, this Authority is authorized from time to time to revise or mend the master plan and, pursuant to that authorization, has from ime to time amended said master plan; and

HEREAS, this Authority in the detailing of said master plan, fficially adopted on November 2, 1972, an authorization to file or the Washington-Corey Road Neighborhood Development Program; and

HEREAS, certain revisions to said master plan with respect to the ashington-Corey Road Neighborhood Development Program are required s a result of detailed planning studies by the City, the Authority, nd the Brighton community; and

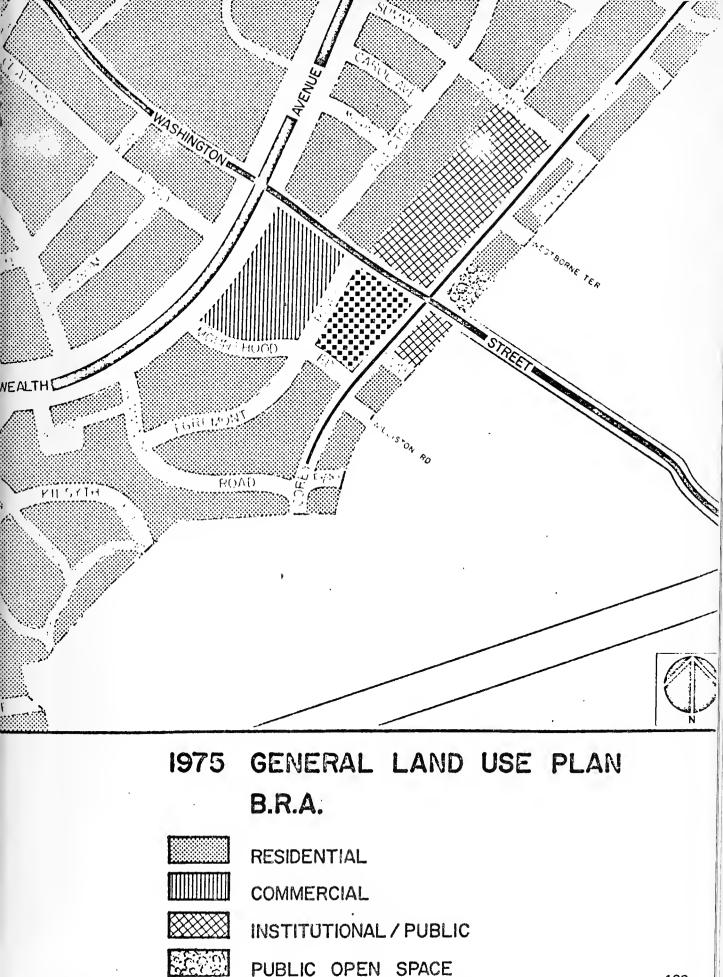
HEREAS, said planning studies, land use changes in adjacent parcels, nd the need for elderly housing have made the commercial use proposed n said master plan inappropriate; and

HEREAS, the Allston-Brighton community has requested elderly housing nd supported the designation of the Washington-Corey Road site for lderly residential use;

OW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY.

- hereby is amended, as shown on the attached map, by changing the proposed land uses within the Washington-Corey Road Neighborhood Development Program Area.
- . That all other provisons of said General Plan not inconsistent herewith be and are continued in full force and effect.

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PROPOSED AMENDMENT: COMMERCIAL TO

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CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:
(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.
(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on
Copies of a memorandum dated December 14, 1972 were distributed re Amendment to General Plan, attached to which were copies of a Resolution and a map entitled "1975 General Land Use Plan, B.R.A.
A Resolution entitled "Resolution of the Boston Redevelopment Authority Amending the General Plan for the City of Boston" was introduced, read and considered.
On motion duly made and seconded, it was unanimously
VOTED: to adopt the Resolution as read and considered.
·
(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.
(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.
(5) That if an impression of the seal has been affixed below, it con- stitutes the official seal of the Boston Redevelopment Authority and this certificat is hereby executed under such official seal.
(6) M744 [[[[[]]]]]]]]]]
(7) That the undersigned is duly authorized to execute this certificates
IN WITNESS WHEREOF the undersigned has hereunto set his hand this 18th day of December, 1972.

BOSTON REDEVELOPMENT AUTHORIT

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EX	HIBIT 2 SAMPLE	BOILDIL	T) [COND			301(VEI ±		$1_{\text{of}}3$
во	STON REDEVELOPMENT AU	THORITY			BU	LDING EX	AMINATION SCI		
n P	A PROJ. NAME & NO.					Examined	Ву		P.M.
	A BLK. & PAR. NO.			WD, NO.		Date		A.M.	P. M.
	DRESS					Checked E		amov.	
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	le & Other Symbols: No. Deficiency or Deterioration	• •		No. D.U.				` = :	tueco
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1 s	None or Not Applicable Not Seen Y Yes N No			Use	Res		ne. 🗀 Cou	·. —	/ood
F1.	& Loc.: B=Bst, St=Street Fl., 1=Fir	st, etc., Mez.,			Api		uct. Conv. From		
A.	Loc.: B=Bst, St=Street F1.,1-11. T=Attic, R=Right, L=Left, Rr=Rear,	All=whole 11001		ŀ	Hote		ock hore for: Not		
Sha	ared Facility				Ring		hascment [Crawl space	
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=	ecific Non-Resident Use								
_	o. of firms/floor								
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	scancy % of Floor or #D. U. 's	%		%		%	%	%	- % N
	nit or fl. has two means of egress	Y N		N	Y	N	YN	YN	YN
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٥ <u>۱</u>	o. of Rms w/o Windows				<u> </u>		1121212121212	ाता वा वा स्टब्स	12211111
	INSIDE WALLS	1 2 3 4 M X S	1 2	3 4 M X S	1 2	3 4 M X S	1 2 3 4 M X S 1	2 3 4 M A 5	1 2 3 4 11 1
) Finish worn, loose, or missing		44		 	┸┼┼┼┦	╶╎┼┤┞┡┽ ╄	╿┩╏ ┞┼	
l h	A Crocks in base material	- 		╶┩╌ ┼╌├╴	+++	 			
c) Base mati. loose, miss.,broken l) Evidonce of leaks							1 -11 - 1 - 1 - 1 - 1	oi pism c h
-	INSIDE CELLINGS	oj pl sm c ha	oj [lsm c h	a oj p	l sm c ha	oj pi sm c ha c	Olbilende lua	oj prisinje in
. ا	A Finish worn, loose, or missing			┞╂╂┼	+++	╅┼┼┼┤		 	
1 6) Cracks in base material) Base mati. loose, miss., broken							╂╁┼┼┼	┤┤┤┤
1	i) Evidence of leaks		H.		l w	cone.	wd. conc.	wd. conc.	wd. conc.
3	. FLOORS	wd. conc.	wd	l. conc.	1,"				
11	a) Finish worn, loose, or missing b) Flooring worn, loose, or missing		H.		\Box		╽╶┧╴╏╶╏╶╏╸╏	╅╂╅┼┼	
	c) Floor sagging or pitched		W	d. met.		d. met.	wd. met.	wd. met.	wd. met.
4	. DOORS W/IN UNIT	wd. met.	W		+ + + + + + + + + + + + + + + + + + + +				
	a) Sagging, missing, deteriorated	wd, st. al.	wd.	st. al.	wd.	st, al.	wd. st. al.	wd. st. al.	wd. st. al
- 1	a) Inoperable or deteriorated			\prod	++	┞╏╏╏	╎╎╏╏╏	+++++	
- 1	b) Wind, & skylts opaque and/orobst.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	 -	2 4 2 2	5 1 2	3 4 M X S	1 2 3 4 M X S	1 2 3 4 M X S	1 2 3 4 M X
6	a) Condition of central heat	1 2 3 4 M X S	$\frac{1}{2}$	13 4 10 1	<u> </u>		1 1 1 1 1 1 1 1 1	11111	╂╁┼┼┼┼┤
	h) Condition of space heaters				0 01 0	CW E Y	oi g c we x o	olg c we x	nig c we x
- 1	(OII, Gas, Coal, Wond, Elec, Other) c) Unit heated hy	ol g c we x o	101 8	c we x	NOUR	<u> </u>		+++++	╁╁┿╁╄╌
- 1	d) Water heated by		\prod		Щ		┧╌ ┖╌┸╌┸╼╅	_1_1_1_1	
	UTILITIES - WATER SUPPLY	YN	+,	N	+-,	YN	YN	Y N	Y N Y N
	a) Piped cold running water b) Continuous hot running water	YN	1-3	N		Y N Y N	YN	Y N Y N	Y N
- 1	c) Hot water heater is modern	YN	1	И		Y	 		
	8. UTILITIES - KITCHEN & BATH	YN	┿,	Y N		Y N	Y N	Y N	Y N Y N
- }	a) Toilet w/in D.U. or floor b) Totlet is modern	Y N	1	Y N		Y N	Y N Y N	Y N Y N	YN
	c) Toilet compartment is ventilated	Y N		Y N Y N		Y N Y N	YN	YN	Y N Y N
\forall	d) D. U. or floor has lavatory	YN	1	Y N		Y N	Y N Y N	Y N Y N	Y N
	(i) D. U. has installed kitchen sink	Y N		Y N Y N		Y N Y N	YN	YN	Y N Y N
P. P.	g) Sink is modern h) D. U. has installed range	YN		Y N		Y N	Y N Y N	Y N	YN
8	i) Range is modern	Y N Y N		Y N Y N		Y N Y N	YN	Y N	Y N
2	j) Bath w/in D. U. k) Bath is modern	YN		YN		ŶN	YN	YN	YN
Ч	9. UTILITIES - SHARED FACILITIES	3						 	
	a) Units sharing toilet		1				- 		
Res. Only	b) Units sharing kitchen c) Units sharing hath		+						_
2 O	10 UTILITIES - ELECTRICAL						Y I N	YN	YN
	a) Each room has two elect.outlets	YN		Y N		Y N	YN	Y N	YN
	b) installed fixtures operable c) Wiring is enclosed	Y N	- -	YN		YN	YN	Y N	P Ev NEy F
	11. VERMIN INFESTATION	Ev NEv Re	PΕ	v NEv I	lep E	v NEv lu	p Ev NEv Rep	Ev NEy Id	P EV NEV
	(Evident, Not Evident, Reported)				l_				From BE2E



19. ELECTRIC SERVICE

b) Comb. Hent & Air Cond. c) Individual Units

a) Ampa _ b) Modern c) Knob & Tube d) Electric panels covered 20. AIR CONDITIONING

a) Central

BRA PROJ. NAME & NO. BRA BLK. & PAR NO. ITEMS PERTAINING TO TOTAL STRUCTURE 12. ROOF: T&G SI Asph Sh met a) Roof math. loose, missing, or det.
b) Roof sags or out of line c) Chimney(s) det. or out of plumb d) Gutters, dwnspts, loose, miss, det.
e) Cornices, facia, loose, miss, det. 13. PENTHOUSE a) Stairs worn, sagging, or det. b) Walls cracked, broken, or det. c) Wind. & skylts deteriorated
d) Wind. & skylts opaque and/orobst. 14. PUBLIC CORIUDORS a) Walls cracked, broken, or det.
b) Cellings cracked, broken, or det. c) Floors worn, sagging, or det.
d) Stairs worn, sagging, or det. e) Rallings loose, broken, missing f) Lighting fixtures present g) Lighting operable b) Free of debris I) Free of obstructions 15. FIRE PROTECTION a) Sprinklers S X S X S X S X S X S X b) Fire Detectors YN Y N Y N Y N c) CO2 d) Hand Extinguishers e) Standplpes YNS f) Smokescreens g) Emergency Lights 16. FRONT INT. LOBBY & STAIRS 2 3 4 M X S a) Walls cracked, broken, or det. b) Cellings cracked, broken, or det. c) Floors worn, sagging, or det. d) Stairs worn, sagging, or det. e) Railings loose, broken, missing f) Lighting fixtures present g) Lighting operable
b) Free of debris
i) Free of obstructions 2 3 4 M X S 17. REAR INT. LOBBY & STAIRS a) Walls cracked, broken, or ust. b) Ceilings cracked, broken, or det. c) Floors worn, sagging, or det. of Floors worn, sagging, or det.
e) Railings loose, brokee, missing
f) Lighting fixtures present
g) Lighting operable
h) Free of debris I) Free of obstructions 2 3 4 M X S 18. BASEMENT s) Foundation walls deteriorated b) Cols, piers, loose, missing, det. Celling loose, missing, det. d) Framing split, deteriorated o) Framing spit, deteriorated

) Impervious floor, broken, det. miss

) Doors, bulkheads, deteriorated

g) Wind. & skylts deteriorated

b) Wind. & skylts opaque and/orobst.

i) Stairs deteriorated j) Lighting fixtures present N S X N S X k) Lighting operable i) Cellar properly ventilated m) Free of debris Y N S X Y N S X Y N S X n) Fres of vermin Y N S X Y N S X o) Free of dampness, water p) Plumbing free of leaks & corrosion q) Sump pump & pit r) Enclosed boller room s) Boiler room ventilated i) Boilor room door metal clad u) Boiler room door self closing

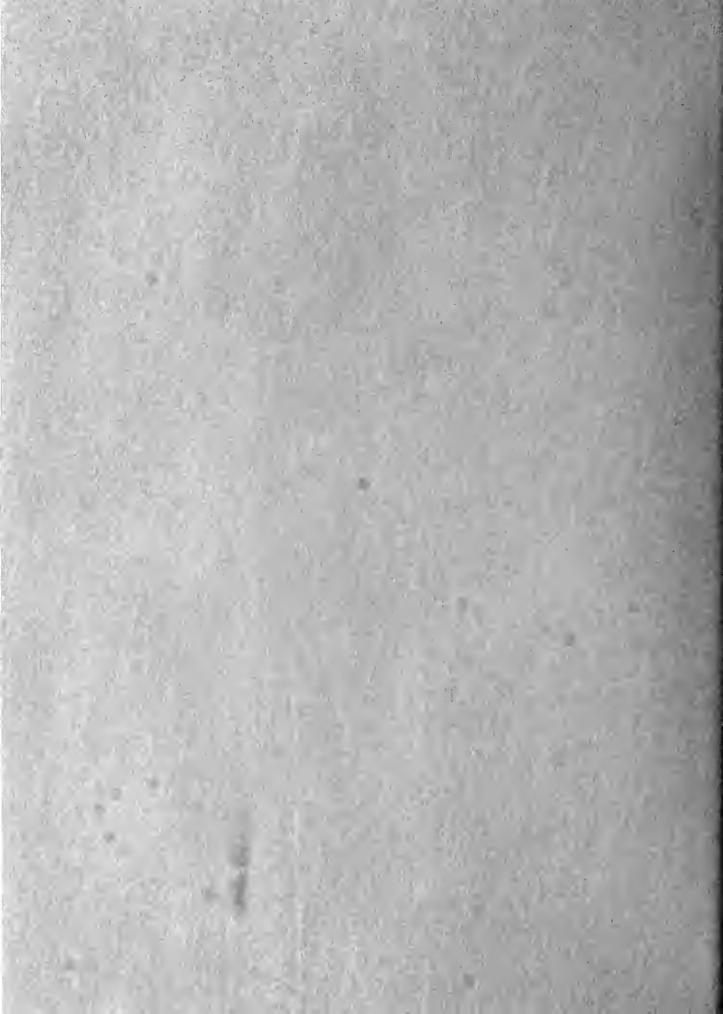
21. ELEVATORS Cable ☐ Hyd ☐		
a) Building has elevators	YN	No. Frt
b) Elevator enclosed	YN	No. Pas
22. EGRESS	1 2 3 4 M X S	
a) loterior stairs to grade		
b) Interior stairs to penthouse c) Fire escape - lateral	YIN	1
d) Fire escape to grade	YN	
o) Interior stairs enclosed	ÝN	
23. OUTSIDE WALLS	1 2 3 4 M X S	1
a) Finish loose, missing, or det.	1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	1
b) Siding lonso, missing, or det.		
c) Walls out of plumb		1
d) Walls out of line		ı
21. FOUNDATIONS Exterior	L	i
a) Surface loose, broken, or dot.		İ
b) Found. det., sinking, oet of line	+	ı
25. FRONT EXT. STAIRS	L	l
a) Steps worn, broken, or det.		ı
b) Railings, missing, broken	┩╌┡╌ ┸┸┸┸ ╌ ┩	i i
26. REAR EXT. STAIRS		j l
a) Steps worn, broken, or det.	┡╸ ┋ ╶┋┼┼┼┼┼┼	1
b) Railinga, missing, broken		1
27. PORCHES & BALCONIES		i
a) Flooring loose, missing, or det. b) Railings loose, missing, or det.	┝╼╄╼╂╌╂╌╂╼╄╾┩	į l
c) Str. mmbra det. out of plumb, or ln	 	ı
d) Found, piers, det., or out of line	┝╌┠╶╏╌╏╶╏╶ ╏	ı
28. PRIMARY EGRESS IS TOSTREET,	St Al Ct O	ı
ALLEY, COURT, OROTHER	IST WITCH A	1
	\leftarrow	ı
29. DELIVERY FACILITIES a) Off Street Loading	YIN	No
b) On Street Loading	YN	No
c) R. R. Siding	YN	No.
30. LOADING PLATFORM	1 2 3 4 M X S	
a) Flooring loose, missing, or det.		ı
b) Railings loose, missing, or det.		ı
c) Str. mmbrs det. out of plumb, or ln		ı
d) Found, plers, det., or out of line		ı
e) Stairs to grade	┡╌┡╌╏╌╏╌╏ ╌╇╼┺┥	ı
31. MARQUE OR CANOPY	L	Í
a) Worn, sagging, or det.		1
32. PARKING		1
a) Open	YN	No
b) Garaged	1 2 3 4 M X S	No.
c) Garage Condition	 	i
		



COMMENTS:	
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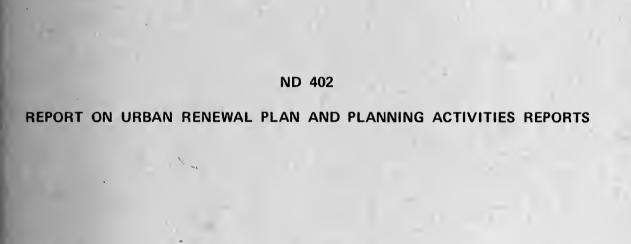
ND 401 URBAN RENEWAL PLAN

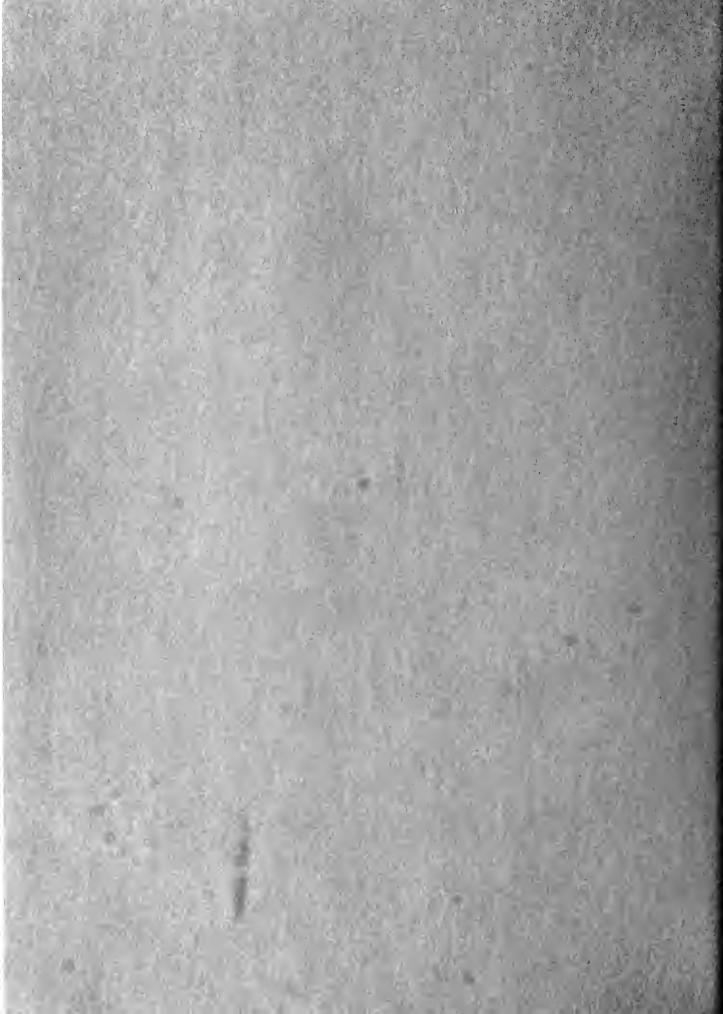


ND.	401	URBAN	RENEWAL	PI A	u
MIJ-	401		ULIALIAWE		w

The Urban Renewal Plan is submitted under separate cover titled "Redevelopment Plan."







ND-402-----REPORT ON URBAN RENEWAL PLAN AND PLANNING ACTIVITIES REPORT

REPORT ON URBAN RENEWAL PLAN (PART 1)

BASIS FOR REUSE DETERMINATION

1. Major Land Uses and Proposed Densities

a. East Boston II

The proposals made in the urban renewal plan are the result of intensive planning and design sessions with community groups and studies conducted by the Boston Redevelopment Authority. The proposals are in accordance with the 1965-1975 General Plan for the City of Boston and the General Neighborhood Renewal Plan for East Boston (1965). The residential reuse will be compatible with and enhance the residential commercial area in the vicinity of the NDP area. The densities of the proposed housing are intended to provide adequate service, access, open space, and parking, and approximate the existing densities in East Boston.

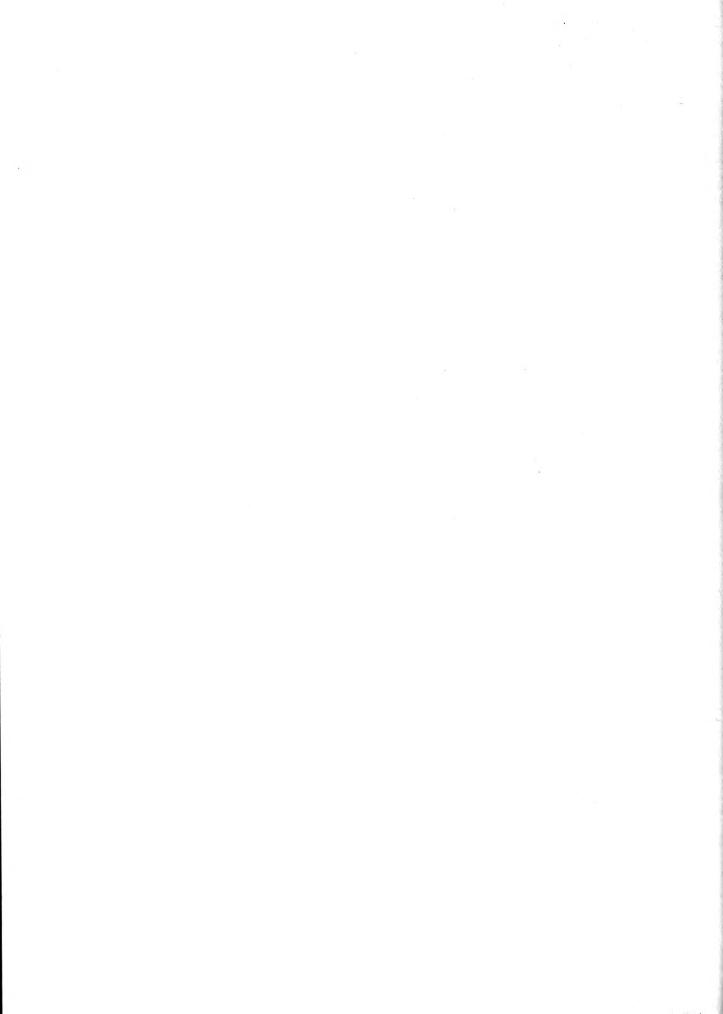
b. Gouldville - Dudlev

The basis for the determination of the major land uses in the Gouldville-Dudley Urban Renewal Plan were:

- 1) Resident Community Desires.
- 2) Great need for low to moderate new housing in the area.
- 3) Need to develop housing that incorporates people of different income groups so as to prevent the further blight of the area.
- 4) Need for new small business opportunities for minorities along Dudley Street.
- 5) The proposed Opportunities Industrialization Center's (O.I.C.) <u>Community Learning Center</u> which includes badly needed facilities for manpower development and child care.
- 6) The surveys and studies undertaken in the area to determine future land use are described in the Urban Renewal Area Report of this application, section ND-303, Part A, E(2(b)).
- 7) The residential density range of 18-24 dwelling units per acre was proposed by the area's residents as a density they would prefer. It is based on a desire to improve their life quality by decreasing or maintaining the existing density.

c. Lena Park

The proposed N.D.P. area will be redeveloped primarily as low to moderate income family housing. Major land uses are based on the character of existing neighborhood and the 1965/1975 General Plan for the City of Boston. The proposed densities are designed to provide adequate service, more open space, a density compatible to family living and reduce overcrowding for future development in the area. The proposed housing calls for a density of 30 to 35 dwelling units per acre which is compatible with the life styles of the families to be housed.



d. Washington-Corey

Major Land uses and Proposed Densities are based on three major planning goals:

- 1) Provide low-income housing for the elderly.
- 2) Replace blighting and substandard uses with structures and uses that will upgrade the neighborhood.
- 3) Implement activities in conformance with the 1965/1975 General Plan for the City of Boston.

The need for low-income housing has been established by several planning studies. These reports have been carried out on a city-wide as well as on a district basis. A target of 1,400 new units of low-income elderly housing was established for the current fiscal year. In addition the District Planning Program for Allston-Brighton, in identifying and communicating the needs of the areas residents, has stated the necessity for new low-income elderly housing.

A major goal of the city's planning and redevelopment agency is to upgrade the character of blighted areas. A survey of the NDP site indicates that this property is in poor condition; hence it should be redeveloped. This activity requires an increase in the density of the existing property which is presently underutilized. The City's General Plan has been amended to conform with the land uses and densities of the proposed NDP discussed in statement C, below.

2. Major Circulation Routes

The 1965/1975 General Plan for the City of Boston and the Boston Zoning Code and Enabling Act were used as guides for determining proposed circulation needs. An analysis of the proposed site design and a study completed under the TOPICS Program during 1972 were used in determining changes and improvements to major circulation routes.

The proposed Washington-Corey NDP is the only site of the four which does not require any changes in the circulation system. This parcel is bounded by local service streets and a major arterial.

3. Major Public Facilities

Major public facilities essential for the health, safety and welfare of area residents including sanitary facilities, parks and playgrounds have been included in the urban renewal plans. New sewer and water utility lines will be constructed to serve all of the sites, except Washington-Corey where current utility lines are adequate to meet proposed reuses.

B. BASIS FOR PLANNING CRITERIA

1. Land Uses, Densities and Locations

Since all four of the proposed N.D.P. sites are primarily oriented toward providing housing, only uses compatible to housing and which preserve the existing character of the adjacent neighborhoods were considered in determining land uses, densities and locations of such uses.

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2. Characteristics of Internal Circulation System

a Fast Boston II

A loop road system (Marginal and Lewis Streets) which serves the proposed housing and connects with existing streets in the area is tentatively planned. Adequate off-street parking and service areas will be provided and pedestrian and vehicular movement will be separated whenever feasible. Final design of the internal circulation system will be based on final urban design studies and approval of the Project Area Committee.

b. Gouldville-Dudley

Victor Street will be dead ended to bring together two housing sites. No other circulation changes are necessary since access to the O.I.C. will be from West Cottage Street which is a major east-west road through the Model Cities Area.

c. Lena Park

The internal circulation system has been changed to make Lorne Street a through street, to provide adequate off-street parking on scattered sites and to provide a pedestrian system that provides access to the major public facilities and the proposed housing.

d. Washington-Corey

The proposed NDP will not alter the existing street system. Circulation into the site will be limited to a few specific locations. This will allow for the reduction of curb cuts on Washington Street, Corey Road and Egremont Street.

3. Need, Type, Location and Capacity of Public Improvements and Facilities

The need for public facilities and improvements is determined by the size, location, density, and character of the proposed housing. Major street improvements, pedestrian crossings, a street lighting system, the separation of sanitary and sewage lines and construction of playgrounds in conjunction with the construction of new housing will enhance the property improvements and further encourage abutting property owners to take pride in their neighborhood.

a. East Boston II

The need for public facilities and improvements is determined by the size, location, density, and character of the proposed housing. Major street improvements, new streets, a pedestrian mall, a street lighting system, new utilities, and a separation of sanitary and sewage systems are an integral part of the proposed NDP.

b. Gouldville-Dudley

The need for public facilities and improvements is determined by the quality of the existing facilities in conjunction with the location, density, size and character of the proposed housing and O.I.C. Major street improvements, street lighting, new water facilities, the separation of sanitary and storm sewer lines and construction of a playground in conjunction with the proposed uses will enhance the property improvements and further encourage abutting property owners to take pride in their neighborhood.

C. URBAN RENEWAL PLAN'S RELATIONSHIP TO:

1. General Plan and Workable Program for Community Improvement.

All four of the N.D.P Urban Renewal Plans are in conformity with the goals and specific land use plans of the 1965/1975 General Plan for the City of Boston. The B.R.A. Board, as the planning agency for the City of Boston, has amended the land use plan so that the proposed Washington-Corey housing is now in conformity with the General Plan. In addition, the proposed N.D.P. areas are compatible with goals of and are specifically mentioned in the proposed Workable Program for Community Improvement for the City of Boston before the Boston City Council.

2. Local Objectives

Each of the four N.D.P. Urban Renewal Plans is consistent with local objectives of increasing the supply of modern medium density housing for low to moderate income households, increasing the supply of low-income elderly housing, eliminating structurally deteriorated buildings, rehabilitating deficient buildings, making provisions for adequate off-street parking, providing land for recreational facilities, improving traffic flow, providing rights-of-way that can carry projected traffic volumes and providing adequate public facilities. The proposed N.D.P. Urban Renewal Plans were planned with the close cooperation and support of local community groups and are consistent with their plans and strategies for improving the abutting neighborhoods.

3. Renewal Activities Relationship to the Achievement of Social Objectives of the Plan

The social objectives of each N.D.P. Urban Renewal Plan includes higher standards of living for neighborhood residents and a greater involvement in their neighborhood. Rehabilitation activities are designed to help property owners improve their buildings which will increase their values and contribute to the improved appearance of the entire neighborhood. Public improvements to streets, storm and sanitary sewers, and better public facilities such as play areas and Community Centers also enhance the livability of the proposed N.D.P. areas. Housing will be constructed that will provide more and better housing for community residents.

D. SOLUTIONS TO FLOODING, WATER, AIR POLLUTION OR OTHER PROBLEMS

After approval of the Loan and Grant Contract, engineering studies will be conducted to determine the existence of subsoil, rock and water problems and to such problems as appropriate. An allowance has been made in the Lena Park Project Improvements Budget for rock excavation and in the East Boston II budget for pier improvements.

E. PROPOSED TREATMENT FOR HISTORIC OR ARCHITECTURALLY SIGNIFICANT BUILDINGS

No historic or architecturally significant buildings have been found in the N.D.P. areas.

F. COLLEGE, UNIVERSITY OR HOSPITAL PROJECT

Educational or health reuses are not planned for land to be acquired under any of the proposed N.D.P. Urban Renewal Plans.



G. BOSTON'S GENERAL PLAN

A copy of the 1965/1975 General Plan for the City of Boston has been submitted to HUD. Evidence establishing the ability of the City of Boston to meet the general plan requirements is contained in the latest submission for recertification of the Workable Program for Community Improvement.

H. TEMPORARY PROJECT IMPROVEMENTS

The B.R.A. foresees no temporary project improvements as the execution time for each of the N.D.P. projects will be short.



PLANNING ACTIVITIES REPORT (PART II)

A. DISPOSITION AND REHABILITATION AREA ZONING PROPOSALS

1. Maps showing proposed zone districts for land to be disposed, areas to be rehabilitated, and the area surrounding the NDP (See Maps 10A to D).

2. Zone District Changes

a. East Boston II

In order to permit the development proposed by the Urban Renewal Plan, it will be necessary to change the existing zoning district which is W-2 (waterfront industrial) to H-3-U (multi-family housing with a Floor Area Ratio of 3, urban renewal district).

b. Gouldville-Dudley

No zone district changes are anticipated to permit the development of the housing proposed in the Land Disposition Supplement. The OIC is a conditional use within an H-1 District.

c. Lena Park

No zone district changes are anticipated to permit the development of the family housing as proposed in the Land Disposition Supplement. Any convenience commercial built within the site will require a variance from use provisions of the existing H-1 District.

d. Washington-Corev

In order to permit the proposed elderly housing development, it will be necessary to change the existing zoning so as to allow a greater density. The proposed housing would require a Floor Area Ratio of 2.0 as opposed to the existing maximum allowable F.A.R. of 1.0.

The primary use of the site will be residential. The frontage of one NDP site is presently zoned for local retail; the rear for apartment residential. The boundary will be changed so that the entire parcel is zoned for apartment residential (H-2-U). In addition, the parcel will be zoned for urban renewal. This designation will permit retail uses which are accessory to the residential use.

3. Timing of Zoning Change

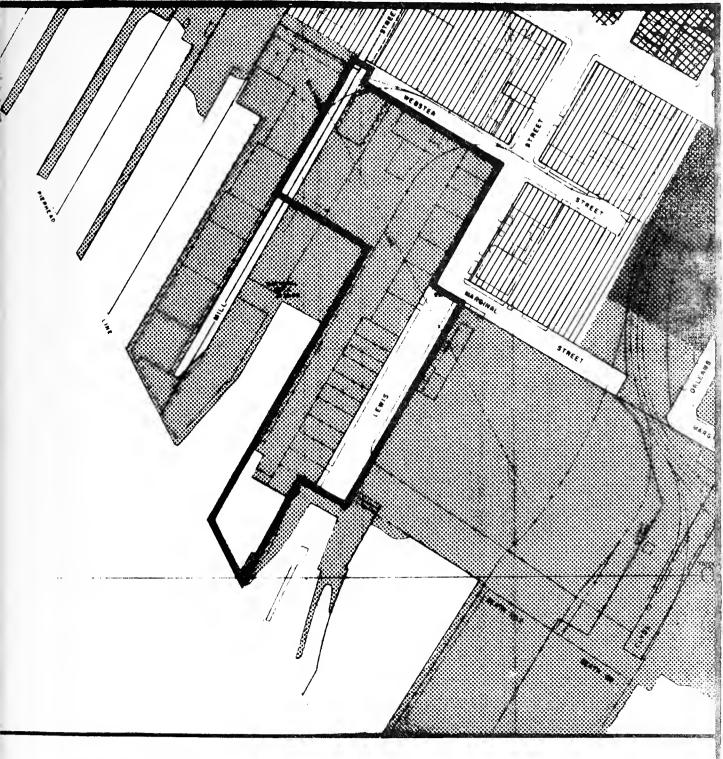
Zoning map changes will be sought following HUD approval of the proposed NDP.

B. ACQUISITION AND CLEARANCE

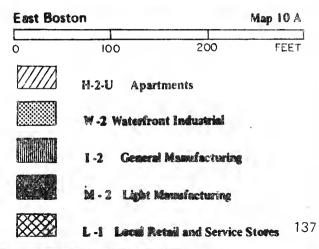
1. East Boston II

The objectives of the Urban Renewal Plan cannot be achieved without acquisition of the entire site and preparation of the site for the proposed uses. No buildings currently exist on the site.

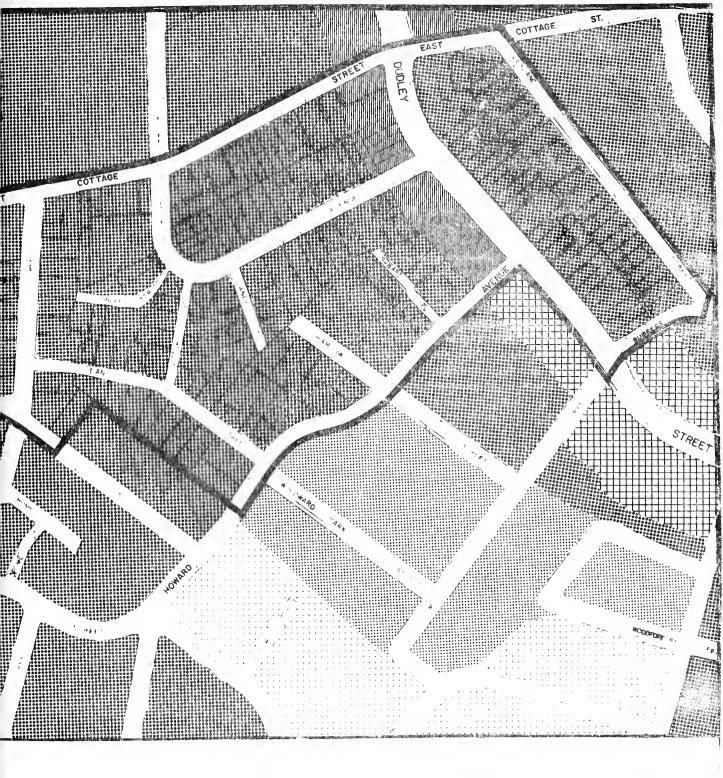
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EXISTING ZONING



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EXISTING ZONING Gouldville - Dudley Map 10F 200 40C FET B 1 Offices L-1 Local Retail and Service Stores

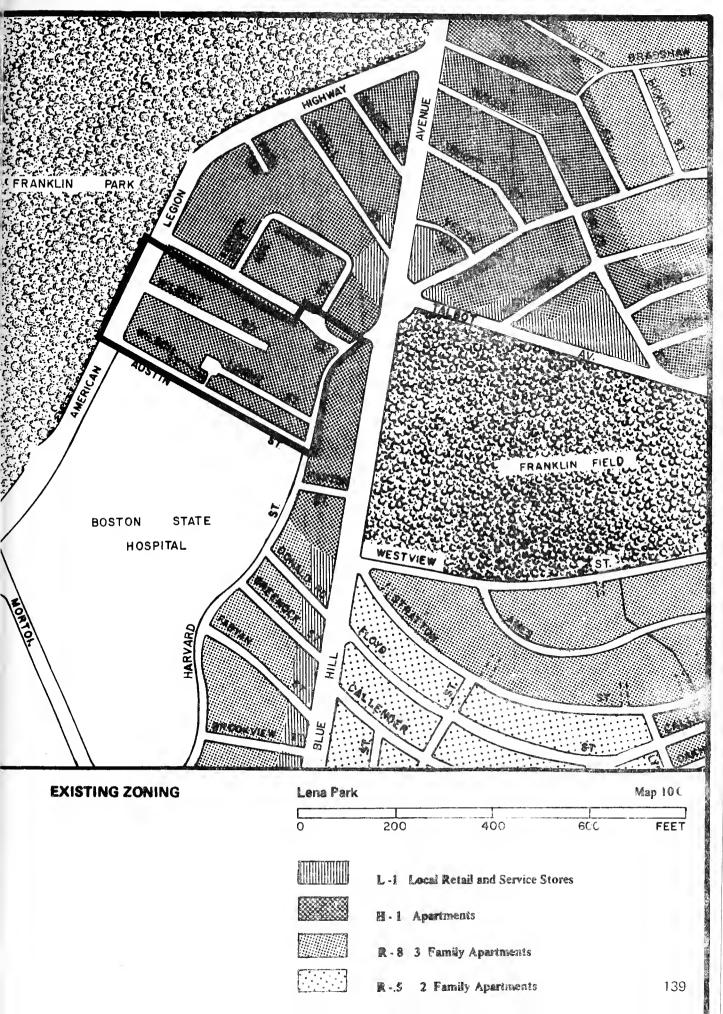
R-8 3 Family Apartments

H-1 Apartments

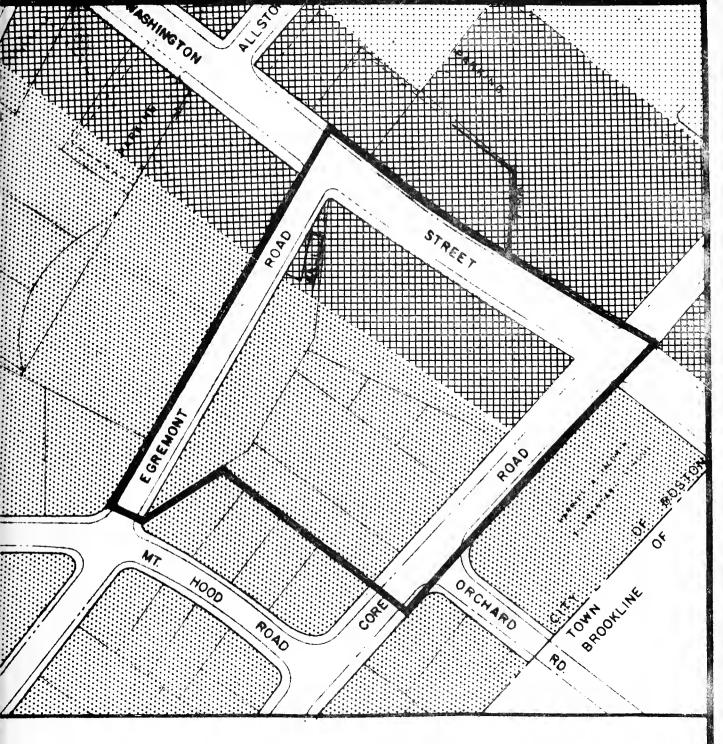
R - 5 2 Family Apartments

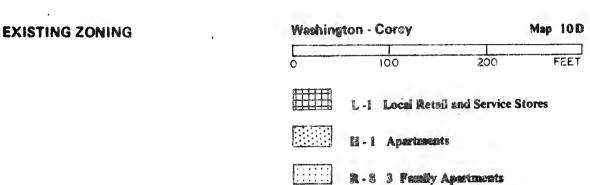
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2. Gouldville-Dudley

a Statement of Reasons for Clearance

The housing objectives of the Gouldville-Dudley Neighborhood Development Program to provide new 80-100 housing units cannot be completely achieved without some clearance. Twenty-four buildings slated for clearance contain extensive structural defects which are beyond the point of economic repair, and their character and layout are such that conversion and rehabilitation are unfeasible and impracticable. Also, the community's objectives demand that some of the buildings be acquired and demolished in order to assemble sites appropriate for construction of the Opportunties Industrialization Center's (OIC) Community Learning Center and new businesses.

b. Consideration Given to Proposals that Would Result in Greater Number of Buildings to be Retained

Most of the buildings scheduled for acquisition and clearance are substandard. One building needs to be removed to allow for essential public improvements and better land utilization. Other schemes have been considered, but the current proposal was chosen because it was deemed the best plan which could be effected with the least amount of clearance while achieving the goal of providing the maximum amount of standard low to moderate income family housing.

3. Lena Park

The objectives of the Lena Park NDP to provide 250-300 units of low to moderate income family housing cannot be achieved through rehabilitation since most of the land is vacant or occupied by buildings which have deteriorated beyond the point where they can be economically rehabilitated. Many of the existing buildings contain structural defects beyond the point of economic repair, and their character and layout are such that conversion and rehabilitation to low to moderate income family housing is infeasible or impracticable. Clearance and redevelopment of 15 buildings is necessary for an efficient site utilization that will permit the construction of 250 to 300 units of new family housing.

- a. Fifteen buildings on Lorne Street, structurally substandard and infeasible of rehabilitation, are to be cleared during the NDP Action Year.
- b. The fifteen deteriorating buildings on Lorne Street are to be cleared during the NDP Action Year to remove blighting influences.
- c. Fifteen buildings on Lorne Street are to be cleared during the NDP Action Year to achieve Urban Renewal Plan Objectives of providing 250 to 300 units of low to moderate income family housing.
- d. Consideration given to proposals that would result in greater number of buildings to be retained.

The buildings scheduled for acquisition and clearance are substandard. No other buildings need to be removed to allow for essential public improvements and better land utilization. Other schemes have been considered, but the current proposal was chosen because it was deemed the best plan which could be effected with the least amount of clearance while achieving the goal of providing the maximum amount of standard low to moderate income family housing.

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e. Justification for the acquisition of basically sound properties involving high acquisition costs.

No properties proposed for acquisition are basically sound and involve high acquisition costs.

4. Washington-Corey

- a. The NDP site contains five structures, all of which have to be cleared to remove blighting or substandard conditions.
- b. Three substandard buildings are to be cleared.
- c. Two buildings will be cleared to remove blighting influences.
- d. No properties that are basically sound and involve a high acquisition cost are proposed for acquistion.

C. HISTORIC AND ARCHITECTURAL PRESERVATION

No buildings of historic significance listed in the National Register are located in any of the four NDP areas. No buildings of historic or architectural value will be affected by the proposed NDP.

1. Criteria for Determining Historical Significance

An area or structure is historically significant if: (1) a significant event in the history of cultural tradition of the world or America or Boston transpired at such location; (2) a significant figure in world, American, or local history resided, spent time in, or visited such location; (3) a definite mood or spirit of a past era is captivated in the architectural design or other characteristics of such location; or (4) a historical landmark is located at such a location.

2. Criteria Used to Determine Architectural Significance

An area or structure is judged to be architecturally significant if: (1) it contains significant features of an era of architecture; (2) it exhibits significant features of architectural types; or (3) it contains other significant features of architectural design.

D. MINORITY GROUP CONSIDERATIONS

1. Affirmative Action Taken to Assure Equal Opportunity in Connection With LPA Activities

The BRA's policy has always been to insure equal opportunity to all, regardless of race, creed, color, or national origin, in all LPA activities. Relocation, property management, and disposition, as well as other phases have been carried out in the past without discrimination. In addition, the BRA has taken measures to assure that equal opportunity would be maintained in all activities carried out by redevelopers.

Because the Gouldville-Dudley area is wholly within the Model Neighborhood area, relevant Model Cities policies regarding preferential employment of Model Neighborhood residents, choosing of local contractors, etc., will apply to this project. It is to be noted that, since most of the residents of the Model Neighborhood belong to minority groups, preferential treatment of Model Neighborhood residents amounts to minority affirmative action.



In addition, all the new housing built in any of the project areas will be open to all qualified occupants, with preference given to displaced residents and local residents who want to improve their housing situation.

By its approval of this application, the BRA reconforms its policy of vigorously reinforcing the rights of all citizens to be treated fairly in BRA activities.

2. Reduction of the Concentration of Minority Groups and the Promotion of Equal Housing Opportunity

The effects of Boston's Neighborhood Development Program are expected to be favorable to minority groups within the City. The proposed activities anticipated to affect: (a) the community at large; (b) neighborhood where families are displaced; (c) the area before and after redevelopment or rehabilitation; and (d) schools, and other public facilities serving displaced families.

a. Community at Large

The majority of Boston's minority groups live within the South End and Model Cities areas. NDP Planning is being carried out with the prime objective in mind being an increase in low and moderate income housing resources. Since minority groups are very often always low income groups, it is expected that Boston's NDP Program will result in a significant increase in standard housing available to minority groups in neighborhoods where it currently is not available.

The Gouldville-Dudley Neighborhood Development project will comply with the Model Cities requirements of promoting and increasing equal opportunities in housing and in reducing the concentration of minority group families. The Gouldville-Dudley Plan calls for a substantial increase in low and moderate income housing which will be made available on a non-discriminatory basis. It should be noted that this area already has a mixed population with approximately 25% white, 35% Spanish speaking, and 40% Black. Since new housing will be made available on a non-discriminatory basis, it will strengthen a community already well under way towards integration.

b. Neighborhood Housing Displaced Families

Families displaced from the NDP area, including minority families, will be relocated during the early stages of project activity in available "decent, safe, and sanitary housing" within the City. Since relocation activity is light, sufficient housing exists in the community and in local public housing to accommodate the relocation load.

Since there is no one area where enough suitable housing exists to accommodate all of the displaced families, a new concentration of minority group families will not be created.

c. The Area Before and After Redevelopment or Rehabilitation

The affect of NDP rehabilitation and redevelopment activities on the NDP areas will be to reduce the concentration of minority groups in the area. Rehabilitation will tend to improve the quality of housing occupied by minority groups, redevelopment will tend to relocate minority group families to better housing in other parts of the City, and more non-minority persons will tend to be attracted to the new housing than live in the existing housing.



d. Schools and Other Public Facilities Serving Displaced Families

Since school attendance in Boston is based almost entirely upon residence in a particular district, dispersion of the minority population throughout the City will only have the effect of further dispersing minority attendance at City schools. When the NDP is completed and, as expected, minority families are able to find new homes in the NDP area, school attendance will still be dispersed.

Other public facilities are set up on a community wide rather than a neighborhood basis. Project activities will, therefore, have an insignificant effect on their method of functioning.

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- 3. Not Applicable
- 4. Not Applicable
- 5. Description of Consultations with Minority Leaders and the Qualifications of These Leaders to Represent Minority Groups

The East Boston and Washington-Corey project areas do not include members of any minority groups, and the population of the surrounding community are predominantly of non-minority background. Religious and social organizations exist to promote the social and spiritual needs of these groups. Representatives of these organizations are members of the respective Project Area Committees (PAC) as are members of other civic groups. These members of the Project Area Committees are fully qualified to represent a cross section of the ethnic groups in East Boston and Allston-Brighton.

The PAC for the Gouldville-Dudley area is the Boston Model Neighborhod Board (MNB). The members of this Board are the official representatives of the Model Neighborhood area of which the Gouldville-Dudley area is a part. Through the MNB's sub-area structure, street block groups within the Gouldville-Dudley area were formed. These block groups and an overall Gouldville-Dudley Area Task Force (made up of block group representatives) were the decision making groups involved in drafting the Urban Renewal Plan. These groups were mostly made up of minority group residents.

The Lena Park NDP, as described in the Citizen Participation Report, was planned with the direct participation of several minority groups. The Lena Park Association and later the Lena Park Community Development Corporation were instrumental in initiating and implementing a community development strategy. The Dorchester Area Planning Action Council, St. Leo's Church, and the Church of God and Saints of Christ have also been active in sponsoring and planning the Lena Park NDP.



ND 501 REAL ESTATE ACQUISITION ACTIVITY REPORT

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MEAN ESTATE MODIFICION ACTIVITY PEPCRY

A. REAL ESTATE ACQUISITION ACTIVITY PROGRAM

There are 94 parcels to be acquired in the four N.D.P. areas (3 in East Boston, 62 in Gouldville-Dudley, 27 in Lena Park, and 2 in Washington-Corey). Appraisals and title searches will begin shortly after the project is funded and will be completed within 120 days. The parcels acquired first will be those needed to permit construction of the proposed public improvements while relocation is occurring on the rest of the structures that are to be acquired.

B BASIS AND SOURCES FOR ESTIMATES OF PAYMENTS FOR REAL ESTATE

Estimates for land acquisition have been prepared by the Real Estate Department of the BRA. They were based upon external inspections of the properties to be acquired and comparable sales in the area over the past few years.

LAND ACQUISITION POLICY STATEMENT

1. Introduction

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In order to carry out the four NDP projects, the BRA is to acquire 94 parcels including land, buildings, structures and other improvements, rights and interests.

2. Basic Policies of Real Estate Acquisition Program

In carrying out the real estate acquisition program, the BRA will endeavor:

- a. To protect impartially the interests of all concerned, to pay fair prices to owners, and to prevent the payment of prices that are excessive.
- b. To make every reasonable effort to acquire each property by negotiated purchase before instituting eminent domain proceedings against the property.
- c. To utilize available acquisition methods and practices in such a way as to minimize hardship.
- d. Not to require any owner to surrender the right to possession of his property until the BRA pays, or causes to be paid, to the owner (a) the agreed purchase price arrived at by negotiation, or (b) in any case where only the amount of payment to the owner is in dispute, deposits with the court for the benefit of the owner an amount not less than the BRA's approved appraisal of the fair market value of the property.
- e. Not to require any person lawfully occupying property to surrender possession without at least 120 days written notice from the BRA of the date on which possession will be required.

3. Initiating of Real Estate Acquisition Activities

No real property will be acquired by the BRA prior to the effective date of a loan and grant contract with HUD.



However, as soon as the City Council approves this N.D.P. plan, the BRA may begin making title searches and appraisals of the parcels to be acquired. Options to purchase may be obtained, provided that such options may not be accepted and property may not be acquired until the contact with the Federal government is signed.

After the effective date of such a contract, the BRA in accordance with the staging considerations outlined below, will acquire with the least possible delay, all real property in the NDP project area designated to be acquired under the provisions of section 401 of this application.

4. Basic Method for Real Estate Acquisition

Property will be acquired either (a) through purchase, conveyance, and a confirmatory taking wherever agreement with the property owner as to price can be secured, or (b) through condemnation proceedings instituted by the BRA, through the exercise of the power of eminent domain, wherever after a reasonable period of time agreement with the property owner as to price cannot be secured.

After any condemnation proceedings have been instituted, the BRA will continue to seek an agreed-upon settlement providing for full payment for the property which has been acquired, and will also pay within 60 days of the taking the amount of the award included in the order of taking.

5. Protection of Interests of Owners and Occupants

In order to minimize hardships to property owners, the BRA will:

- a. Make every effort to acquire each property by negotiated purchase before instituting eminent domain proceedings.
- b. Take appropriate steps to ensure that all property owners are provided full information regarding the contemplated property acquisition and are given as much advance notice as possible of the time the BRA expects to take possession of the property.
- c. Endeavor to obtain an option of purchase on each property as soon as feasible after beginning acquisition activities within the NDP project area.
- d. Agree with the property owner on the date for closing and the date for delivery of possession within the limits imposed by the staging schedules for the clearance, improvement, and disposal of project land.
- e. Not require any owner to surrender the right to possession of his property until the BRA pays or causes to be paid to the owner (a) the agreed purchase price arrived at by negotiations, or (b) in any case where only the amount of the payment to the owner is in dispute, deposits with the court, for the benefit of the owner, an amount not less than the BRA's approved appraisal of the fair market value of the property.

6. Determination of Fair Market Value

Two independent appraisers will be employed by the BRA to make appraisals for each property to be acquired to determine fair market value. After the appraisals are completed, the BRA will establish a maximum value for the property that is consistent with the two appraisals. When necessary, this figure, together with the supporting appraisals will be submitted to HUD for concurrence. After inspection of the property by a representative of HUD, a final value will be approved by HUD.



7. Negotiations

After fair market values have been established, either by HUD or the BRA, negotiations will commence for the purchase of the property. A negotiator under contract with the BRA and acting under the supervision of the Real Estate Director or the General Counsel will, whenever possible, make personal contact with the owner, or his duly authorized representative. He will present a written offer for the property which shall be the fair market value established by HUD or by the BRA.

In accordance with Federal and local laws and regulations, the BRA will make every reasonable effort to acquire each property by negotiation before instituting eminent domain proceedings against the property. The BRA will make a diligent, conscientious effort to induce the owner to accept a fair price for his property.

8. Acquisition

If the effort to acquire a property by negotiation is successful, arrangements for the transfer of title and payment for the property will then be made. An option of purchase is entered into that provides for (a) date for transfer of title, (b) purchase prices, (c) provision for discharge of any mortgages and removal of any encumbrances on the property, (d) waiver of all rights to contest the amount of damages payable for the property, and (e) date for transfer of possession. No person lawfully occupying a property will be required to surrender possession without at least 120 days' written notice from the BRA of the date on which possession will be required. If the effort to acquire a property by negotiation is unsuccessful, the BRA will make a final offer to the owner in writing. This offer will include an invitation to discuss the acquisition of the property, provide for reasonable period of time for the owner to accept or reject the invitation, and will include notification of the date on which the BRA intends to institute eminent domain proceedings if agreement cannot be reached on the purchase of the property within the specified time period.

9. Closing Expenses

The BRA at the closing will pay for all Federal and State documentary stamps, recording fees, and in some cases, the penalty assessed for prepayment of any outstanding mortgage.

10. Eminent Domain Proceedings

If the attempt to negotiate a purchase of property is unsuccessful, the BRA will initiate eminent domain proceedings to acquire the property in accordance with the provisions of Chapter 79 of the General Laws, as amended, (or in the event property is purchased through negotiation, a confirmatory taking may be made).

The eminent domain procedure followed by the BRA is as follows:

- a. The BRA Board adopts an order of taking which describes the property to be acquired and the amount of damages authorized to be paid.
- b. Upon recording of this order in the Registry of Deeds, title to the property rests in the BRA and the right to damages rests in the former owner and other persons entitled thereto.
- c. The BRA has the power to amend the award prior to the payment thereof if there is a change in ownership or value of the property.



- d. Payment of the amount of damages awarded must be made either within sixty (60) days after the order of taking is recorded or within fifteen (15) days after demand by the former owner at the election of the BRA. Such election is made before the notice of taking is sent to the owner.
- e. Notice is sent to every person, including every mortgagee of record, whose property has been taken or who is otherwise entitled to damages on account of such taking. The notice contains the following information:
 - (1) announcement of time and place at which the person can obtain payment of damages awarded;
 - (2) purpose and extent of taking;
 - (3) the time within which the person may petition the Superior Court for Suffolk County to determine his damages.
- f. Damages awarded by the BRA may be accepted in full settlement of the right of the party to damages with respect to the taking of the property or may be accepted as payment pro tanto without surrendering any right to claim a larger sum by proceeding before the Superior Court. If damages assessed in court are less than the damages awarded by the BRA and received by the party as pro tanto payment, the excess, together with interest on the excess from the date of the assessment by the court, and court costs, are payable to the BRA. If the damages assessed in court are more than the damages awarded by the BRA and received by the party as pro tanto payment, the difference, together with interest on the difference from the date of the award of the BRA and court costs, are payable by the BRA.

11. Additional Federal Requirements

The BRA will not require any owner to surrender the right to possession of his property until the BRA pays to the owner (a) the agreed purchase price arrived at by negotiation, or (b) in any case where only the amount of payment to the owner is in dispute, deposits with the court, for the benefit of the owner, an amount not less than the BRA's approved appraisal of the fair market value of the property.

12. Inspection of Property

Immediately before the time that payment is made for a particular property of the title thereof is vested in the BRA, a representative for the BRA will make an inspection of the property to determine:

- a. That the property conforms substantially to the property as appraised.
- b. That there is no evidence of work or labor having been performed or materials furnished in connection with any improvement to the property that might entitle anyone to a lien on the property.
- c. That, after title passes to the BRA, there will be no outstanding rights of possession or interest superior to the rights of the BRA except easements or other interests that do not have to be acquired to carry out the project.

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D. PROPERTY MAP

The parcels to be acquired from either public or private owners are indicated on the Property Maps (see Map 11 A to D). These parcels, their owners, and areas are listed in Table I, below.

Table I - Parcel Data*

1. East Boston

a. Parcels to be acquired.

Parcel Number	Address	Area (sq. ft.)	Owner
1	25-65 Lewis Street	129,781	Holiday Inns of America, Inc.
2	Mill and Webster Streets	61,875	Flying Cloud Trust
3	Lewis Street R.O.W.	22,750	City of Boston

^{*}Source: City of Boston Assessing Department, 1972.

2. Gouldville-Dudley

a. Block 100

(1) Parcels to be Acquired

2	S.W. corner of Judson	9,339	Bethany Baptist Church
	and W. Cottage St.		

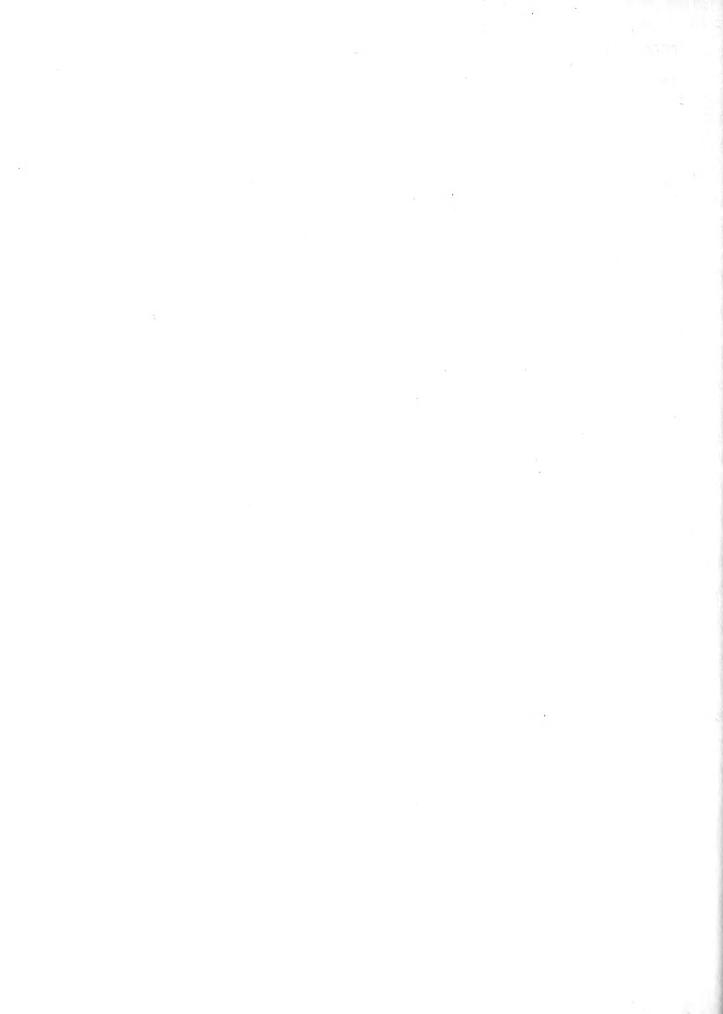
(2) Parcels Not to be Acquired

1	Immed. west of Parcel #2	6,050	Bethany Baptist
3	11 Judson Street	2,471	Charles W. McDermott
4	15 Judson Street	2,505	Vincent J. Camillo

2 b Block 200 2 - b. Block 200

(1) Parcels to be Acquired (1) Parcels to be Acquired

1	Just S. of 15 Judson St.	3,085	Elizabeth & Betty Rothman
2	Just S. of 15 Judson St.	8,537	City of Boston



C. Block 300

(1) Parcels to be Acquired

el No.	Address	Area	Owner
1 2 3	46-48 W. Cottage St. 44- W. Cottage St. 36, 40, 42 W. Cottage St.; 8, 10, 12 Judson St.;	3,401 3,848	Domenic Pino Will. Woodley Jr. City of Boston
	2, 3, 5, 7 and the N. corner of Gouldville Terrace;		
	Parcel 81, 83, 85 Brooke Ave.	44.040	
		44,340	
4	38 W. Cottage St.	1,516	Frank Garrish
5	34 W. Cottage St.	1,741	Eton Wilson
6	32 W. Cottage St.	1,847	Ada & Jacob Edman
7	14-16 Judson St.	2,994	John & Maysie Spencer
9	24 Judson St.	4,913	Leo Fletcher
12	1 Gouldville Terrace	3,637	Emring G. LaBrode
13	27 Dean St.	1,950	Arthur J. Lopes
16	3 Victor St.	2,623	Francis Lefore
17	5 Victor St.	2,564	City of Boston
18	23 Dean St.	2,603	Joseph & Elizabeth Hubert
19	21 Dean St.	2,901	John and Mary LaRosa
8 10 11 14 15	(2) 20 Judson St. 35 Dean St. 29 Dean St. 87 Brooke Ave. 1 Victor St. D. Block	Parcels Not to be 2,784 2,638 2,169 2,085 1,683	Joseph Warren Coop Bank Arthur Vincent Arthur J. Lopes Margaret & Paul Nilson Franklin B. Wilson
	(1) Parcels to be	Acquired	
2	Julian Court, Judson St.	4,724	City of Boston
3	48 Julian St.	4,190	Herbert Merrill
4	30-36 Dean St.	2,466	Inverness Trust/
			Haskell Richard
5	26, 28 Dean St.	2,894	Gregory Murphy
6	24 Dean St.	3,246	Martin O'Sullivan
7	20 Dean St.	3,245	Bryan Realty, Inc.
8	16 Dean St.	3,760	Mary Washington
9	14-12 Dean St.	3,760	Guillermo Ramos
10	10 Dean St.	3,760	Manuel Ortega/
_		-,	S. B. Savings Bank
11	49-55 Howard Ave.	5,693	Daniel & Barbara Boone
12	57 Howard Ave.	3,846	Thomas F. Nolan Jr.
12	or Howard Ave.	0,040	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,



(2) Parcels Not to be Acquired

28 Judson St. 3,635 Catherine Welsh

E. Block 500

(1) Parcels to be Acquired

I No.	Adress	Area (Sq. Ft.)	Owner
4	2, 4, 6 Victor St.	8,231	City of Boston
7	5 Downey Ct. and 44 Harlow St.	8,001	Daniel & Joan Traveres
8	15 Dean St.	3,228	Joaquin & Anna Ortega
9	11 Dean St.	4,584	Joseph & Gertruds Andrews
10	7 & 9 Dean St.	8,149	Hershel H. Akins
13	42 Harlow St.	3,464	Anna Churchill
14	40 Harlow St.	3,489	Pedro & Clara Pontes
15	36, 38 Harlow St.	4,141	City of Boston
16	35, 37 Howard St.	3,870	Watson Petrusewicz
17	31, 33 Howard Ave.	3,375	Mary Lynch
18	97-99 Brooke Ave.	3,360	Francis Goldstein
19	2 Downey Ct.	1,827	Anketo Carrasquillo
20	4 Downey Ct.	2,014	Robert D. Bubbitt
21	6 Downey Ct.	2,490	Alfred & Reba Smalley
22	101-103 Brooke Ave.	7,025	John Spuria
23	107 Brook Ave.	4,873	Alfonso Cannata

(2) Parcels Not to be Acquired

		<u>.</u>	
1	89 Brook Ave.	1,880	Joseph Costa
2	91 Brook Ave.	1,807	Joseph Correia
3	93 & 95 Brook Ave.	3,528	Gonzales Morales
5	1 Downey Ct.	1,868	Stephen M. Isadore
6	3 Downey Ct.	2,381	Fern A. Roberts
11	47 Howard Ave.	3,656	James E. Lumpkin
12	45 Howard Ave.	6,940	Albert F. Elliott
24	Harlow Place	16,748	Nat. Hawthorne Elem. Sch.
26	121 Brook Ave.	4,278	Louis & Anna Diciccio
27	123 Brook Ave.	3,198	Pauline Carbone
28	125 Brook Ave.	3,150	Grace T. Cussen
29	127 Brook Ave.	5,025	Mose & Mary Gibson
30	129 Brook Ave.	3,231	Milford L. Harnden
31	131 Brook Ave.	2,124	Nathan Ross
32	581 Dudley St.	11,170	Atlantic Refining Co.
33	5 Howard PI.	4,371	Carl Purdy
34	3 Howard Pl.	2,975	George R. Delap
35	589-595 Dudley St.	10,184	Thomas F. Barrett
- 36	5 Howard Ave.	5,063	Russian Orthodox Church
37	3 Howard Ave.	2,500	Robert Schievinl
38	597-599 Dudley St.	3,866	Sonja Gordon
39	6 & 8 Howard PI.	2,513	Ellen V. Duggan
40	2 & 4 Howard PI.	2,392	Francis B. Keenan
41	9 Howard Ave.	2,549	Margaret T. Johns
42	E. corner of Harlow &	12,342	(Denison House)
	Howard Ave.		152

152



F. Block 600

(1) Parcels to be Acquired

arcel No.	Address	Area (Sq. Ft.)	Owner
4	102 Brook Ave.	1,900	City of Boston
6	104 Brook Ave.	3,000	Francis Kelley
8	106 Brook Ave.	3,000	Hannah McDonough
10	108 Brook Ave.	3,000	Sophie Sonza
12	110 Brook Ave.	3,000	Will. & Alma Mandy
14	112 Brook Ave.	3,100	Thomas Folino
25	565-573 Dudley St.	7,836	Eliot Discount Co.
	(2) Parcels No	t to be Acquired	
1	30 W. Cottage St.	5,494	Mary P. Capuccio
2	86 Brook Ave.	3,755	Murray F. Mullen
3	88-100 Brook Ave.	9,964	Sidney Parad
5 7	28 W. Cottage St.	4,968	Urban Housing Associates
7	26 W. Cottage St.	2,000	(Vacant) City of Boston
9	24 W. Cottage St.	2,000	Theodore C. Adams
11	22 W. Cottage St.	2,000	Johanna B. Bevilacqua
13	20 W. Cottage St.	2,000	Mary M. Bevilacqua
15	18 W. Cottage St.	1,900	Mary D. Shipps
16	114 Brook Ave.	3,100	Mose Gibson
17	16 W. Cottage St.	1,900	Johanna B. Bevilacqua
18	14 W. Cottage St.	5,000	Edward J. Kelley
19	116 Brook Ave.	3,800	Nels A. Nelson
20	12 W. Cottage St.	5,000	Sidney Mills
21	2, 4, 6 W. Cottage St.	4,990	Rose Millen
22	561-563 Dudley St.	6,748	Dora Freedman
23	124 Brook Ave.	2,050	City of Boston
24	126-132 Brook Ave.	8,050	Elmo Harris

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2. Block 700

(1) Parcels to be Acquired

1			
<u>No</u> .	Address	Area (Sq. Ft.)	Owner
1	554-570 Dudley St.	13,706	Shop Realty Trust
2	509-606 Dudley St.	23,477	Mets Realty Trust
3	610 Dudley St. and	8,365	Habco Inc.
	17 Leyland St.		
11	630 Dudley St.	2,346	Lucinda F. Kelley
12	632 Dudley St.	2,149	Leona Honig
13	634 Dudley St.	2,119	Ida E. Needle
14	636 Dudley	2,119	Joseph Pine
21	9 Leyland St.	3,455	Mieceyslow & Maria Malecki
23	13 Leyland St.	3,276	Robert L. Washington
		(2) Parcels Not to be A	Acquired
4	614 Dudley St.	2,789	City of Boston
5	616 Dudley St.	2,567	Annie Chalfen
6	618-620 Dudley St.	5,104	Hugh P. Kelley
7	622 Dudley St.	2,588	Thomas Daley
8	624 Dudley St.	2,578	Reginald Scott etal.
9	626 Dudley St.	2,573	Arthur R. Erickson
10	628 Dudley St.	3,527	Thomas F. Barrett
15	7 E. Cottage St.	3,496	Vasco R. Monterio
16	9-11 E. Cottage St.	3,987	Alfonso Girolama
17	1 & 1A Leyland St.	4,622	Roxbury Community School
18	3 Leyland St.	3,684	Alfred Realty Inc. Mass. CRP
19	5 Leyland St.	3,603	E. Hammett & W. Dormer
20	7 Leyland St.	3,557	Episcople Disocesis
22	11 Leyland St.	3,367	James D. Hill
24	15 Leyland St.	3,276	James & Mary Hill
25	19A Leyland	2,255	Valeria Vance
26	21 & 23 Leyland St.		Bay State
	25-31 Leyland St.	13,021	Federal Savings Bank
27	33 & 35 Leyland St.	3,977	Robert L. Washington
28	37 Leyland St.	3,032	Rachael M. Cashman

		<u> </u>
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3. Lena Park

a. Parcels to be Acquired

cel No.	Address	Area (Sq. Ft.)	Owner
2	6-8 Lorne St.	3,214	Julio Teixeira
3	12 Lorne St.	3,214	L. J. & M. E. Cater
4	14 Lorne St.	3,214	Eric Harriott
5	18-20 Lorne St.	3,214	Genevieve Brown
6	22-24 Lorne St.	3,214	Administration of Veterans Affairs
7	26-28 Lorne St.	3,214	Lena Park Realty
		·	Trust, Boyjia
8	30 Lorne St.	3,214	Joseph Fine
9	34-36 Lorne St.	3,214	J. R. Ramos
10	38-40 Lorne St.	3,214	Bernice Kreiger
11	42-44 Lorne St.	3,214	T. P. & S. Andelman
12	46-48 Lorne St.	3,214	Alfred Bozzi
13	50-52 Lorne St.	4,784	Betty M. Carlin
14	56-58 Lorne St.	3,380	Alda Realty Tr.
15	53-59 Lorne St.	6,098	A. & K. Realty Trust
16	51 Lorne St.	3,212	Lena Park Realty Trust
17	47 Lorne St.	3,214	Estella M. Owens
18	43-41 Lorne St.	4,822	Charles Q. Vickers
19	35-37 Lorne St.	4,822	Xenophon Clarke
20	31 Lorne St.	3,214	Hill Trust
21	27 Lorne St.	3,214	R. & E. Thomas
22	23 Lorne St.	3,214	U.S. Department of H.U.D
23	19 Lorne St.	3,214	Administration of
20	10 251110 51.	3,2	Veterans Affairs
24	15 Lorne St.	3,214	Martha Williams
25	11 Lorne St.	3,214	Arthur Gilbert
27	201-5 Harvard St.	61,041	U.S. Department of H.U.D
29	Wilbert Road	4,050	Arsen Boyajian
30	Wilbert Road	200,150	Jewish Child Welfare Assoc
32	Lorne Street R.O.W.	24,500	City of Boston
O.L	Zomb Guest mo.m.	21,000	on, or boston
	В.	Parcels Not to be	Acquired
1	2-4 Lorne St.	6,610	Jamaica Plain Associates
26	1-9 Lorne St.	7,195	Weiner
28	8 Franklin Hill Ave.	6,823	W. F. Holbrow
31	156-160 American Legion Highway	94,700	Lena Park Housing Development Corp.

4. Washington-Corey

a. Parcels to be Acquired

Parcel No.	Address	Area (Sq. Ft.)	Owner
1	16, 20, 20A Washington, 65 Egremont Rd., and 112, 116 Corey Rd.	76,773	Paul M. Murphy, et. al.
2	118, 120 Corey Rd.	4,798	Patrick F. Murphy
	b.	Parcels Not to be A	Aquired
3	Southeast corner lot. Mt. Hood Rd.	781	Sarah Schrank
4	19. 15. 11. 17 Mt. Hood Rd.	19.217	Gerald S. Fineburg, et. a

E. ACQUISITION APPRAISALS OF REAL PROPERTIES

The 94 parcels to be acquired under the 1974 Boston N.D.P. have been appraised by the Boston Redevelopment Authority at a fair market value of \$2,041,500.

F. TABULATION OF PROPERTY TO BE ACQUIRED

The properties to be acquired in the Action Year are described on Table II.



TABLE II

TABULATION OF PROPERTY TO BE ACQUIRED DURING ACTION YEAR

Valu	mates of les and uisition Cost	No. of Parcels	Land Area in Sq. Ft.	Total Appraiser's Valuations	LPA Estimate of Acquisition Cost
а.	Total purchases and donations	96	987,961	\$2,260,800	\$2,712,200
b.	Purchases (Total)	86	865,404	2,111,500	2,561,400
	Federally owned or leased	4	70,683	105,400	105,400
	Other publicly owned	0	0	0	0
	Privately owned	82	773,141	2,006,100	2,456,000
	Public utility easements	0	0	0	0
	Damage to Property not taken	0	0	0	0
C.	Donations (Total)	10	122,457	150,300	150,800
	Vacation to Streets and other public rights-of-way	3	48,020	50,300	50,800
	Donations by LPA	0	0	0	0
	Donations by other entities	7	74,437	100,000	100,000

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G. VARIANCE BETWEEN BRA'S ESTIMATE OF FAIR MARKET VALUE AND ESTIMATED ACQUISITION COST

As indicated in Table II, we estimate the fair market value of the properties to be acquired \$1,947,425, and the acquisition cost at \$2,479,000. An overall acquisition factor of 25% has been added to the BRA estimate of fair market value to get the estimated acquisition cost.

This is a small project with few owner-occupied parcels. Recent experience in similar areas has revealed that court awards have been running about 50% above approved prices on properties similar to these in this project area. It is probable that 50% of the properties will be litigated, and that, in accordance with recent experience, court awards will average 50% of our estimated fair market value. Therefore, overall acquisition costs are expected to be 25% higher than the estimated fair market value of the parcels to be acquired.

H. ESTIMATE OF ACQUISITION COST

As indicated in Section B hereof, the BRA's estimate of payments for real estate is based on external inspections of the properties and comparable sales in the area over the past few years plus an acquisition factor of 25 percent. As indicated in Section G hereof, this factor is based on past renewal experience in Boston.

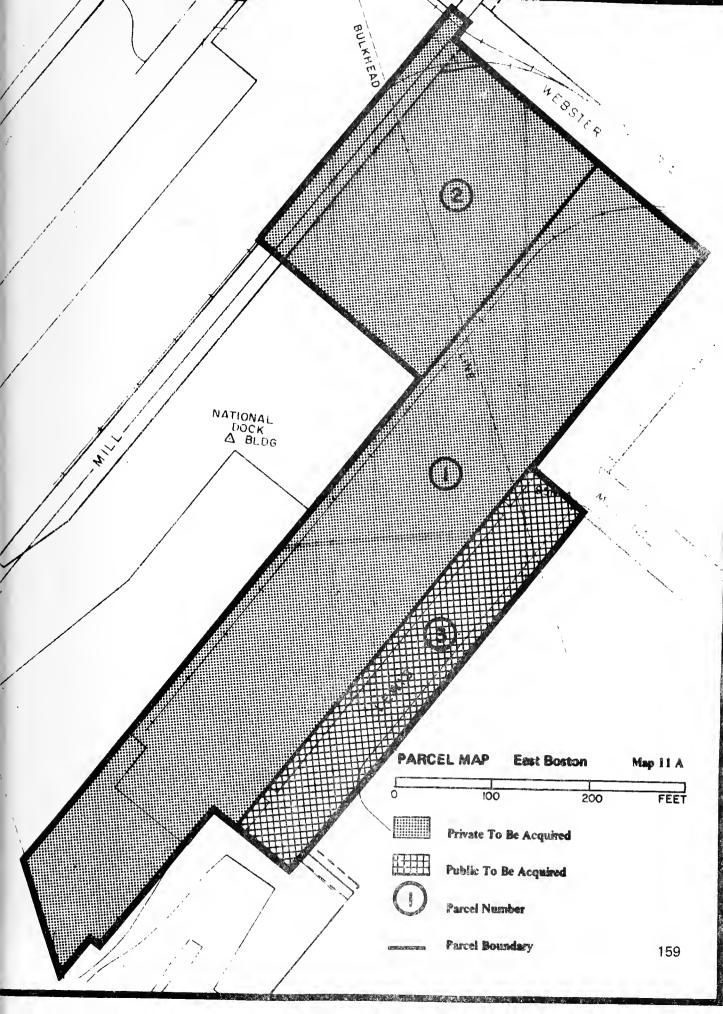
I. PROCEDURE FOR THE REMOVAL OF RESTRICTIONS BASED ON RACE, CREED, COLOR OR NATIONAL ORIGIN

The BRA shall not sell, lease or otherwise convey any interest in acquired land with restrictions based upon race, religion, color or national origin. The condemnation of all properties in the project area will clear all title restrictions of this nature. In addition, all disposition contracts will contain an appropriate covenant which will prohibit any restrictions based on race, creed, color or national origin.

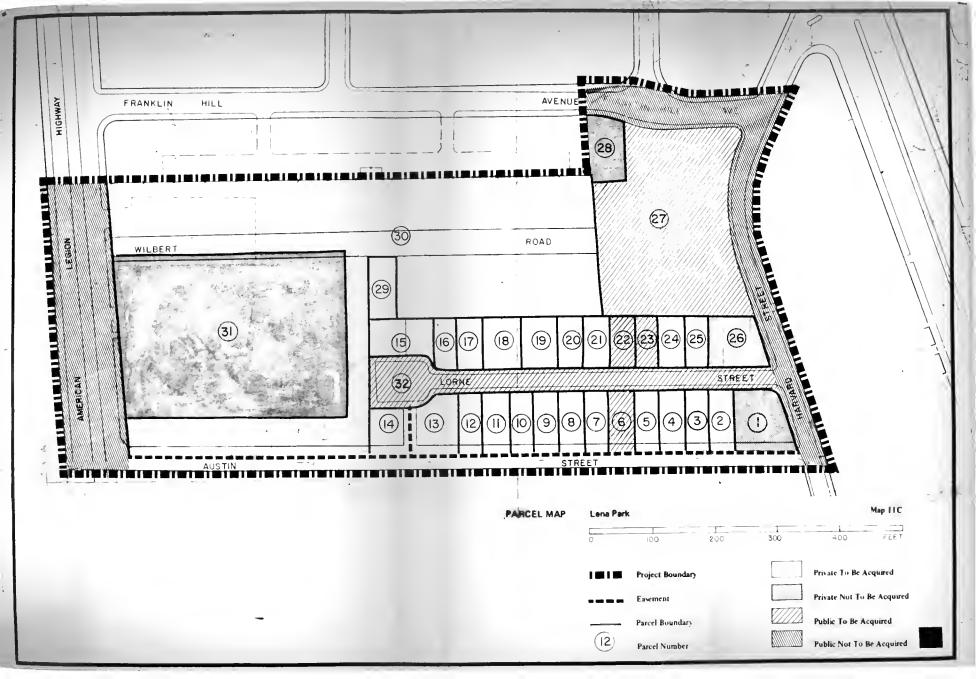
The provisions of the Urban Renewal Handbook, RHA 7203.1, in "Equal Opportunity Requirements," will be complied with and will be subject to the applicable provisions of Executive Order 11246, as amended by Executive Order 11375, to ensure equal opportunity for all qualified persons without regard to race, color, religion, or national origin employed with Government contractors or with contractors performing under Federally-assisted construction contracts.

In addition, the provisions of Chapter 1, Appendix 1 of RHA 7203.1, "Non-Discrimination in Federally-assisted programs of the Department of Housing and Urban Development - Effectuation of Title VI of the Civil Rights Act of 1964," will be complied with to ensure that no person shall, on the grounds of race, color, religion, or national origin, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity receiving Federal financial assistance.

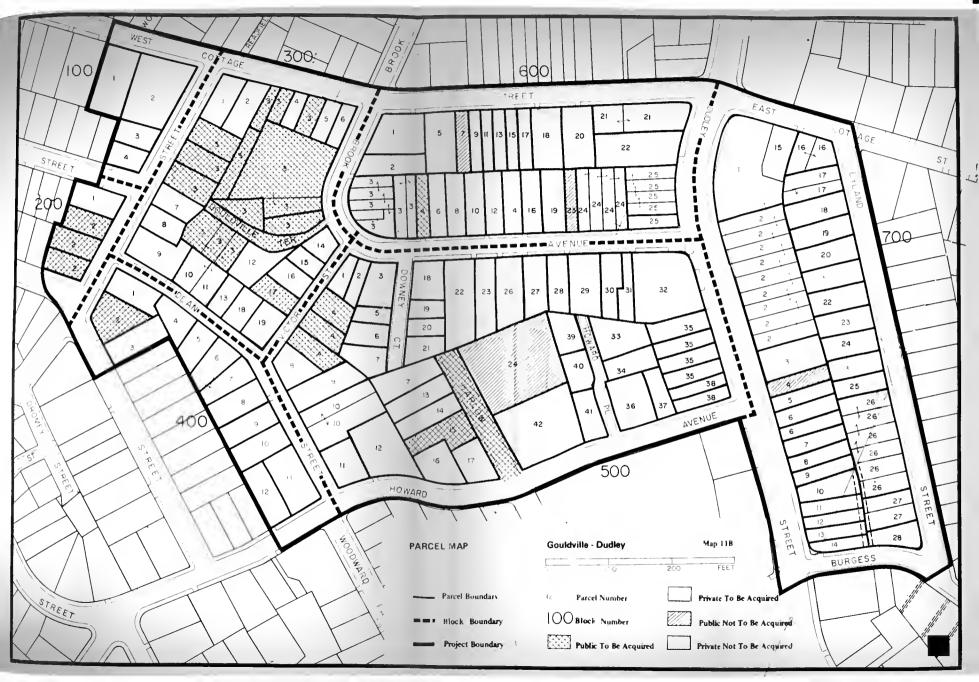
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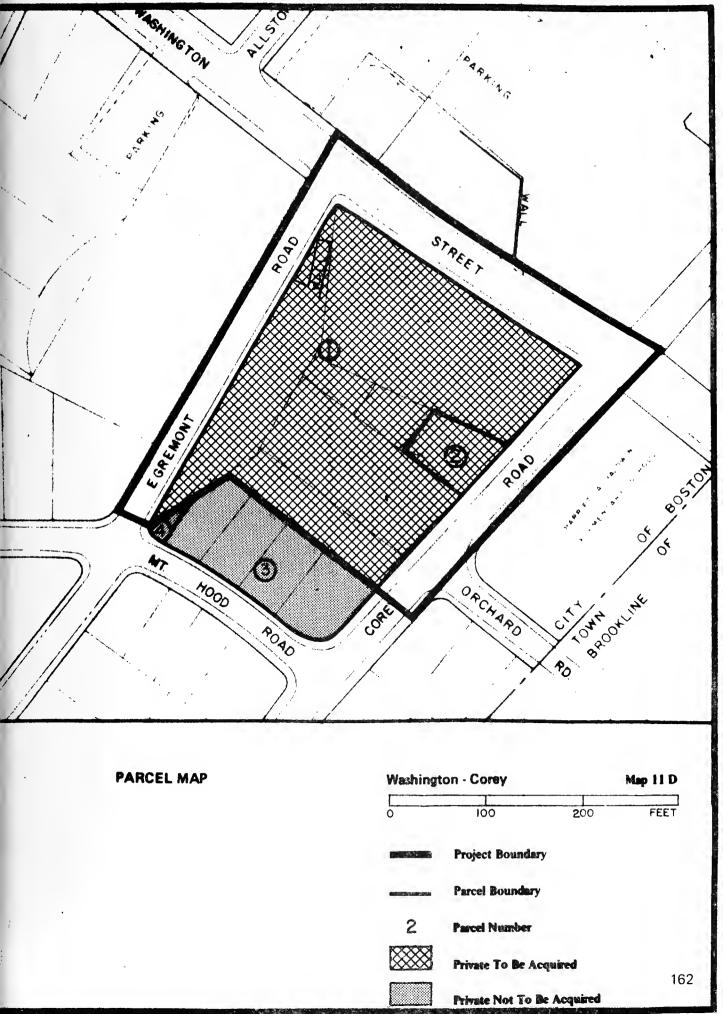
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ND 502 PROJECT IMPROVEMENT ACTIVITY REPORT



PROJECT IMPROVEMENTS ACTIVITY PROGRAM

1. Activity Program

Improvements to streets, storm and sanitary sewers, and water systems are proposed in all of the N.D.P. areas except Washington-Corey, where improvements will be limited to repairing the existing sidewalks. A complete reconstruction of streets is proposed for these three areas. Recreation facilities to serve the proposed housing are anticipated in the Gouldville-Dudley and Lena Park areas.

Many areas in the City of Boston are currently served by a combined sanitary and storm sewer system. A separation of storm and sanitary sewers is proposed for three of the N.D.P. areas (excluding Washington-Corey) as part of a city-wide effort to separate sanitary and storm sewers.

The sewers serving the three N.D.P. areas where sewers are to be reconstructed were built in the late 1920's and 1930's and are adequate to handline projected loads. New storm sewers proposed in these areas will decrease the volume of sewerage flowing in the existing combined sewers which should assure further that they will function adequately as sanitary sewers. However, when final plans and contract documents are prepared, an inspection of the existing sewer system will be made to determine if it is feasible to retain the existing system.

The first three months of the Action Year will be taken up with plan and contract preparation for project improvements, land acquisition, and preparation of demolition contracts for site clearance. By the fourth or fifth month, demolition and project improvement construction will begin. These activities will be executed in the remaining nine months of the Action Year.

2. Engineering Studies

Property line, topographic and utility surveys will be necessary before project improvements can be designed.

The recommended fees of the American Society of Civil Engineers were used to estimate the cost of preparing plan and contract documents for each of the improvements. Local experience indicates that the cost of supervising construction of storm sewers, sanitary sewers, street improvements and lighting runs approximately 3.5% of the cost of constructing the respective improvement. A BRA staff engineer will supervise construction of the aforementioned improvements. His activities will be supplemented by a consultant as necessary. The staff engineer will be primarily involved in liaison with various agencies respecting improvements and overseeing demolition activities.

Based on the cost of completing these surveys and hiring consulting engineers to perform these services, it is estimated that these surveys and services will cost approximately \$454,200.

3. Engineering Contract Costs

Estimated costs for engineering contracts appear on Tables a, b, and c on the following pages.



a. EAST BOSTON N.D.P. II

Line	Item	Account No.	Cost
4	Master Engineering Control Plans & General Overall Design	R-1430	\$ 18,000.00
4	General Borings & Tests	R-1430	5,000.00
4	Special Investigations	R-1430	5,000.00
4	Public Improvement Commission Plans	R-1430	4,500.00
9	Construction Contract Documents	R-1455	53,300.00
9	Borings & Test for Construction Contract	R-1455	5,000.00
9	Special Investigations for Construction Contract	R-1455	5,000.00
9	Inspection of Construction	R-1455	40,000.00
9	Line & Grade Survey Control for Construction	R-1455	5,000.00
10	Delivery Parcel Plans	R-1445.01	5,000.00

TOTAL \$145,800.00

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b. GOULDVILLE-DUDLEY

Line	Item	Account No.	Cost
4	Master Engineering Control Plans & General Overall Design	R-1430	\$ 13,000.00
4	General Borings & Tests	R-1430	2,500.00
4	Special Investigations	R-1430	2,500.00
4	Public Improvement Commission Plans	R-1430	5,000.00
9	Construction Contract Documents	R-1455	37,500.00
9	Borings & Test for Construction Contract	R-1455	2,500.00
9	Special Investigations for Construction Contract	R-1455	2,500.00
9	Inspection of Construction	R-1455	40,000.00
9	Line & Grade Survey Control for Construction	R-1455	7,500.00
10	Delivery Parcel Plans	R-1445.01	15,000.00
		TOTAL	\$128,000.00

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c. LENA PARK

Line	Item	Account No.	Cost
4	Master Engineering Control Plans & General Overall Design	R-1430	\$ 7,700.00
4	General Borings & Tests	R-1430	5,000.00
4	Special Investigations	R-1430	5,000.00
4	Public Improvement Commission Plans	R-1430	2,500.00
9	Construction Contract Documents	R-1455	23,200.00
9	Borings & Test for Construction Contract	R-1455	5,000.00
9	Special Investigations for Construction Contract	R-1455	5,000.00
9	Inspection of Construction	R-1455	20,000.00
9	Line & Grade Survey Control for Construction	R-1455	2,000.00
10	Delivery Parcel Plans	R-1445.01	5,000.00

TOTAL <u>\$80,400.00</u>

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		9.0	
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B. ELIGIBILITY AND COST OF ITEM I PROJECT IMPROVEMENTS

All improvements proposed are fully contained in the limits of the NDP boundaries and are eligible under the categories cited herein.

1. Demolition and Site Clearance (Refer to List of Properties to be Acquired, Section NDP-401, Urban Renewal Plans)

Demolition contracts will be submitted during the Action Year. These contracts will be accompanied by maps indicating the size, location and type of structures to be demolished.

The estimates for site clearance are based on the experience of the BRA in similar urban renewal projects. To calculate demolition estimates, the area of the first floor of each structure was multiplied by the height of the structure to estimate cubic footage. The cubic footage thus obtained was then multiplied by a factor of twelve cents per cubic foot for wood buildings or by a factor of ten cents per cubic foot for masonry buildings to obtain the demolition estimate.

a. Gouldville-Dudley

Street Address	Building Type	Size	Height	Cubic Footage	Demolition Cost
Brook Avenue					
63 101 103 104 108 110 Sub Total	WF WF WF WF WF	55 x 20 60 x 22 60 x 22 50 x 16 50 x 14 38 x 20	33 33 33 22 22 33	36,300 43,560 43,560 17,600 15,400 25,080	3,993.00 4,791.60 4,791.60 1,936.00 1,694.00 2,758.80
Cottage Street				,	·
44 48 Sub Total	WF WF	50 x 20 50 x 35	33 33	33,000 57,750 90,750	3,630.00 6,352.50 9,982.50
Dean Street					
10 11 13 13 14 Rear14 21 23 27 36	WF WF CB WF WF WF WF	50 x 22 60 x 25 50 x 20 18 x 20 50 x 22 35 x 20 50 x 25 50 x 20 50 x 25 35 x 20	33 33 33 11 33 22 33 33 33 33	36,300 49,500 33,000 3,960 22,000 15,400 41,250 33,000 41,250 23,100	3,993.00 5,445.00 3,630.00 435.60 2,420.00 1,694.00 4,537.50 3,630.00 4,537.50 2,541.00
Sub Total				298,760	32,863.60

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Street Address	Building Type	Size	Height	Cubic Footage	Demolition Cost
Downey Court					
2	WF	38 x 16	22	13,376	1,471.36
Dudley Street					
554 556 - 558 560 - 562 590 592 596 598 - 596A 600 - 602 604 - 606 8" 630 Sub Total	8" Brick 8" Brick 8" Brick 12" Brick 12" Brick 12" Brick 8" Brick 8" Brick & 12" Brick	35 x 15 35 x 35 35 x 30 100 x 30 100 x 30 50 x 25 50 x 35 50 x 45 50 x 40 20 x 10	12 12 12 12 12 12 12 12 12 11	6,300 14,700 12,600 36,000 36,000 15,000 21,000 27,000 24,000 2,200	693.00 1,617.00 1,386.00 3,960.00 1,650.00 2,310.00 2,970.00 2,640.00 242.00
Julian Street					
48	WF	80 x 20	33	52,800	5,808.00
Harlow Street					
40	WF	55 x 20	33	36,300	3,993.00
Howard Avenue					
31 - 33 35 37 45 Rear45 47	WF WF WF WF WF	40 x 37 40 x 15 40 x 15 50 x 20 25 x 17 30 x 25	33 33 33 27 17 22	48,840 19,800 19,800 27,000 7,225 16,500	5,372.40 2,178.00 2,178.00 2,970.00 794.75 1,815.00
Sub Total				139,165	15,308.15
Leyland Street					
. 9	WF	60 x 30	33	59,400	6,534.00
Victor Street					
6	WF	55 x 20	33	36,300	3,993.00
TOTAL	S + 20% Contin	g e ncies		1,103,151	121,346.61 24,269.32
					\$145,615.93
				USE	\$146,000.00

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b. Lena Park

Street Address	Building Type	Size	Height	Cubic Footage	Demol	ition Cost
8 Lorne	WF	30 x 70	33	69,300		\$ 7,623.00
11 Lorne	WF	25 x 63	33	51,975		5,717.25
12 Lorne	WF	30 x 72	33	71,280		7,840.80
14 Lorne	WF	33 x 70	33	76,230		8,385.30
15 Lorne	WF	25 x 65	33	53,625		5,898.75
19 Lorne	WF	25 x 63	33	51,975		5,717.25
20 Lorne	WF	31 x 70	33	71,610		7,877.10
24 Lorne	WF	31 x 71	33	72,633		7,989.63
27 Lorne	WF	30 x 65	33	64,350		7,078.50
30 Lorne	WF	30 x 68	33	67,320		7,405.20
31 Lorne	WF	27 x 63	33	56,133		6,174.63
35-7 Lorne	WF	49 x 48	33	77,616		8,537.76
38 Lorne	WF	28 x 66	33	60,984		6,708.24
52 Lorne	BR	63 x 67	33	139,293		15,322.23
53 Lorne	WF	37 x 52	33	63,492		6,984.12
Sub Total + 20% Contingend	cies					\$115,259.76 23,051.95
TOTAL						\$138,311.71
					USE	\$138,300.00

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c. Washington-Corey

Street Address	Building Type	Cubic Footage	Demolition Cost
20 Washington Street	Concrete	14,000 (250 c.y. of tanks @ \$6.00/c.y.)	\$ 3,200
65 Egremont Street	Brick	150,000	\$15,000
112 Corey Road	Brick	142,000 plus floor	\$17,200
116 Corey Road	Wood Frame	30,000	\$ 3,600
118-120 Corey Road	Wood Frame	60,000	\$ 7,200
		Sub To	otal \$46,200
		Contingencies 20	9,240
		TO	OTAL \$55,440

2. Street Improvements (See Maps 12 A to C)

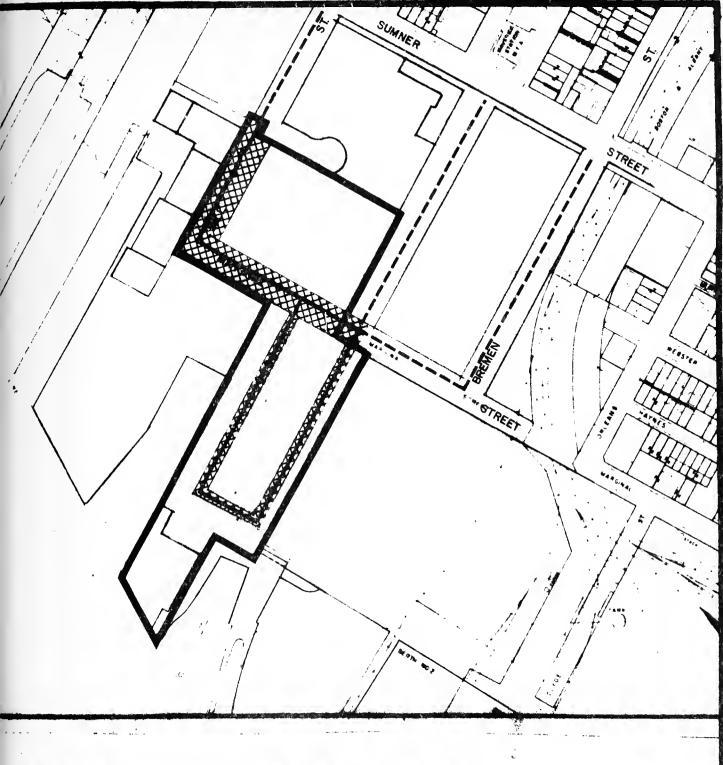
Estimated unit costs for street improvements were derived from 1971 and 1972 contracts for existing urban renewal projects in Boston. As construction will not be undertaken until 1973 or 1974, a factor of 20% was added to construction costs which allows for 2 years of unit cost increases at 10% per year plus a 10% allowance for contingencies.

Street Improvements BREAKDOWN OF COST BY STREET

a. East Boston N.D.P. II

ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT
LEWIS STREET RING ROAD (Preliminar	y)			
Paving Sidewalk Curb	SY SY LF	10.00 8.50 8.00	2,711 1,300 1,950	27,110.00 11,050.00 15,600.00
		Subt	otal	53,760.00
MARGINAL STREET				
Paving Sidewalk Curb	SY SY LF	10.00 8.50 8.00	2,039 689 775	20,390.00 5,856.50 6,200.00
		Subt	otal	32,446.50

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PROPOSED WATER AND STREET IMPROVEMENTS East Boston 0 200 400

Proposed Street

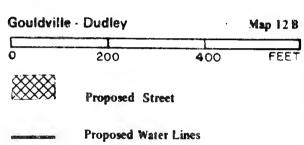
Proposed Water Lines

Existing Water Lines

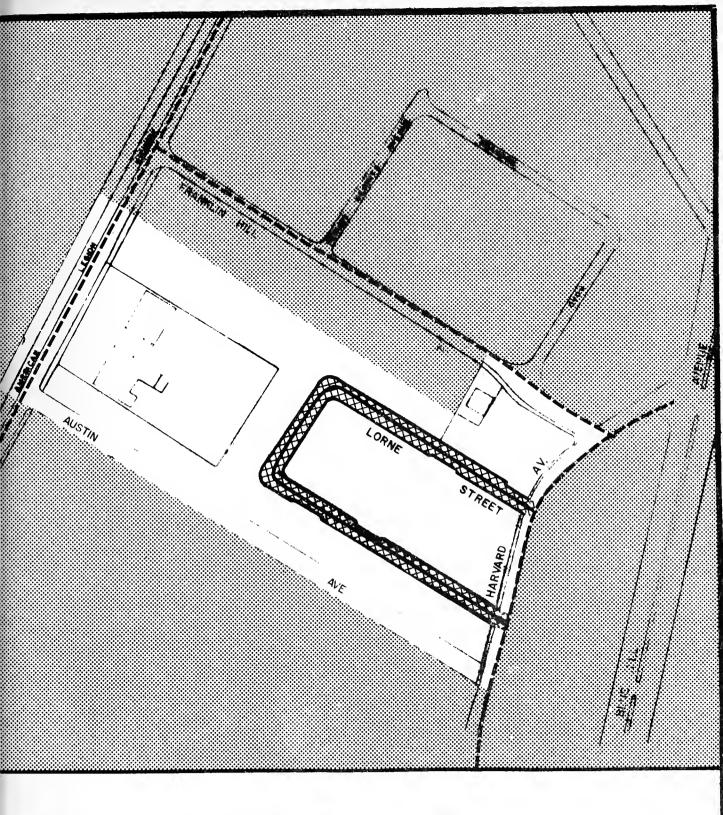
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PROPOSED WATER AND STREET IMPROVEMENTS



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Proposed Rights of Way

___ Existing Water Lines

Proposed Water Lines

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Map 12 C

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ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT
MILL STREET				
Paving Sidewalk Curb	SY SY LF	10.00 8.50 8.00	1,247 453 510	12,470.00 3,850.50 4,080.00
		Sub	total	20,400.50
TOTAL STREET IMPROVEMENTS				
Paving Sidewalk Curb	SY SY LF	10.00 8.50 8.00 Sub	5,997 2,442 3,235 ototal	59,970.00 20,757.00 25,880.00 106,607.00
+ 30% (2 yrs. ur for 2 y	nit cost increasers. and 10% C		yr.	31,982.10
		•	TOTAL	138,589.10
			USE	138,600.00
b. Gouldville-Dudley				
BROOK AVENUE				
Paving Sidewalk Curb	SY SY LF	13.00 8.50 3.50	2,040 1,064 1,370	26,520.00 9,044.00 4,795.00
		Sub	total	40,359.00
BURGESS STREET				
Sidewalk Curb	SY LF	8.50 3.50	147 190	1,249.50 665.00
		Sub	total	1,914.50
COTTAGE STREET				
Sidewalk Curb	SY LF	8.50 3.50	350 450	2,975.00 1,575.00
		Sub	total	4,550.00

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ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT
DEAN STREET				
Paving Sidewalk Curb	SY SY LF	13.00 8.50 3.50	1,024 640 1,005	13,312.00 5,440.00 3,517.50
		Sub	total	22,269.50
DOWNEY COURT				
Paving Sidewalk Curb	SY SY LF	13.00 8.50 3.50	607 327 420	7,891.00 2,779.50 1,470.00
		Sub	total	12,140.50
HOWARD AVENUE				
Paving Sidewalk Curb	SY SY LF	13.00 8.50 3.50	2,055 1,091 1,408	26,715.00 9,273.50 4,928.00
		Sub	total	40,916.50
HOWARD PLACE				
Paving Sidewalk Curb	SY SY LF	13.00 8.50 3.50	149 216 390	1,937.00 1,836.00 1,365.00
		Sub	total	5,138.00
JUDSON STREET				
Paving Sidewalk Curb	SY SY LF	13.00 8.50 3.50	1,257 602 722	16,341.00 5,117.00 2,527.00
		Sub	total	23,985.00
LEYLAND STREET				
Paving Sidewalk Curb	SY SY LF	13.00 8.50 3.50	2,051 1,086 1,395	26,663.00 9,231.00 4,882.50
		Sub	total	40,776.50
VICTOR STREET				
Paving Sidewalk Curb	SY SY LF	13.00 8.50 3.50	375 170 440	4,875.00 1,445.00 1,540.00
		Sub	total	7,860.00

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ITEM		UNIT	UNIT COST	QUANTITY	AMOUNT
TOTAL STRE	ET IMPROVEMENTS				
Paving Sidewalks Curb		SY SY LF	13.00 8.50 3.50	9,558 5,693 7,790	124,254.00 48,390.50 27,265.00
+309	% (Two years unit cost	increase at 1		ototal lus Contingenc	199,909.50 ies) <u>59,972.85</u>
				TOTAL	259,882.35
				USE	\$260,000.00
c. Lena Par	k				
HARVARD S	TREET				
Sidewalks Curb		SY LF	8.50 8.50	477 715	4,054.50 6,077.50
			Sub	ototal	10,132.00
LORNE STRE	ET				
Paving Sidewalks Curb		SY SY LF	13.00 8.50 8.50	5,131 1,674 2,510	66,703.00 14,229.00 21,335.00
			Sub	ototal	102,267.00
TOTAL STRE	ET IMPROVEMENTS				
Street Adjustr	nents				
Paving Sidewalks Curb		SY SY LF	13.00 8.50 8.50	5,131 2,151 3,225	66,703.00 18,283.50 27,412.50
	1 20% (2) core unit co	nt inorgona @		ototal	112,399.00
	+ 30% (2years unit cos and 10% Con		10% per yr.,		33,719.70
				TOTAL	146,118.70
				USE	\$146,100.00

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ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT
d. Washington-Corey				
TOTAL STREET IMPROVEMENTS				
Sidewalks Curb	SY LF	8.50 3.50	800 800	\$ 6,800 \$ 2,800
		Sub	total	S 9,600
+ 30% (Unit Cost in		per year and		
10% Contin	gencies)			\$ 2,880
			TOTAL	\$12,480
			USE	\$12,000

3. Street Lighting

Estimates for lighting are based on recent experience of the BRA in its existing urban renewal projects over the past year. An item of 30% was added for contingencies and unit cost increases.

Street Lighting Improvements Breakdown of Cost by Street

a. East Boston II

LEWIS STREET RING ROAD (Preliminary)

Cast Aluminum Control Cabinet				
with Pull Box	EA	1,300.00	1	\$ 1,300.00
Conduit & Cable in Place	LF	7.00	1,240	8,680.00
Street Light Base, Pole, Bracket			·	
and Luminair in place	EA	640.00	13	8,320.00
Pull Box in place	EA	300.00	5	1,500.00
		Sub	total	\$19,800.00
MARGINAL STREET				
Cast Aluminum Control Cabinet with Pull Box	EA	1,300.00	1	1,300.00
Conduit & Cable in Place Street Light Base, Pole, Bracket	LF	7.00	602	4,214.00
and Luminair in place	EA	640.00	5	3,200.00
Pull Box in place	EA	300.00	3	900.00
		Sub	total	\$ 9,614.00

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ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT
MILL STREET				
Conduit & Cable in Place	LF	7.00	295	\$ 2,065.00
Street Light Base, Pole, Bracket and Luminair in place Pull Box in place	EA EA	640.00 300.00	3 2	1,920.00 600.00
		Sub	total	\$ 4,585.00
TOTAL STREET LIGHTING				
Cast Aluminum Control Cabinet	- •	4 000 00	•	A A A A A A A A A A
with Pull Box Conduit & Cable in Place Street Light Base, Pole, Bracket	EA LF	1,300.00 7.00	2 2,137	\$ 2,600.00 14,959.00
and Luminair in place Pull Box in place	EA EA	640.00 300.00	21 10	13,440.00
ruii box iii piace	EA			3,000.00
+ 30% ((2 yrs. unit cos			total	33,999.00
and 10% Cont	ingencies)			10,199.70
			TOTAL	44,198.70
			USE	\$44,200.00
b. Gouldville-Dudley				
BROOK AVENUE				
Cast Aluminum Control Cabinet w/ pull box	EA	1,300.00	1	\$ 1,300.00
Conduit and Cable in place Street Light Base in place Pole, Bracket & Luminair Pull Box in place	LF EA EA	7.00 150.00 640.00 300.00	710 9 9 5	4,970.00 1,350.00 5,760.00 1,500.00
		Sub	total	\$ 14,880.00
BURGESS STREET				
Conduit and Cable in place Street Light Base in place Pole, Bracket & Luminair Pull Box in place	LF EA EA	7.00 150.00 640.00 300.00	120 2 2 1	\$ 840.00 300.00 1,280.00 300.00
		Sub	total	\$ 2,720.00

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ITEM	UNIT	UNIT COST	QUANTITY		AMOUNT
DEAN STREET					
Cast Aluminum Control Cabinet w/pull box	EA	1,300.00	1	\$	1,300.00
Conduit and Cable in place	LF	7.00	530		3,710.00
Street Light Base in place	EA	150.00	8		1,200.00
Pole, Bracket & Luminair Pull Box in place	EA EA	640.00 300.00	8 4		5,120.00 1,200.00
ruii box iii piace	LA	300.00	-4		1,200.00
		Sub	total	\$	12,530.00
DOWNEY COURT					
Conduit and Cable in place	LF	7.00	220	\$	1,540.00
Conduit and Cable in place Street Light Base in place	EA	150.00	3	Ф	450.00
Pole, Bracket & Luminair	EA	640.00	3		1,920.00
Pull Box in place	EA	300.00	2		600.00
		Sub	total	\$	4,510.00
		300	totai	Ψ	4,510.00
HOWARD AVENUE					
Conduit and Cable in place	LF	7.00	750	\$	5,250.00
Street Light Base in place	EA	150.00	10	•	1,500.00
Pole, Bracket & Luminair	EA	640.00	10		6,400.00
Pull Box in place	EA	300.00	5		1,500.00
		Sub	total	\$	14,650.00
HOWARD PLACE			u		
		7.00	•		4 400 00
Conduit and Cable in place Street Light Base in place	LF EA	7.00 150.00	200 3	\$	1,400.00 450.00
Pole, Bracket & Luminair	EA	640.00	3		1,920.00
Pull Box in place	EA	300.00	2		600.00
		C 1	1	Φ.	
		Sub	total	\$	4,370.00
JUDSON STREET					
Conduit and Cable in place	LF	7.00	500	\$	3,500.00
Street Light Base in place	EA	150.00	7		1,050.00
Pole, Bracket & Luminair	EA	640.00	7		4,480.00
Pull Box in place	EA	300.00	4		1,200.00
		Sub	total	\$	10,230.00
LEYLAND STREET					
Cast Aluminum Control Cabinet	EA	1,300.00	1	\$	1,300.00
w/ pull box				Ψ	
Conduit and Cable in place	LF	7.00	680		4,760.00
Street Light Base in place Pole, Bracket & Luminair	EA EA	150.00 640.00	9 9		1,350.00 5,760.00
Pull Box in place	EA	300.00	9 5		1,500.00
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		Sub	total	\$	14,670.00

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ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT
VICTOR STREET				
Conduit and Cable in place Street Light Base in place Pole, Bracket & Luminair Pull Box in place	LF EA EA	7.00 150.00 640.00 300.00	160 2 2 1	\$ 1,120.00 300.00 1,280.00 300.00
		Sub	total	\$ 3,000.00
TOTAL STREET LIGHTING				
Cast Aluminum Control Cabinet with pull box Conduit and Cable Street Light Base Pole, Bracket & Luminair Pull Box in Place	EA LF EA EA	1,300.00 7.00 150.00 640.00 300.00	3 3,870 53 53 29	\$ 3,900.00 27,090.00 7,950.00 33,920.00 8,700.00
+ 30% (20% unit cost incre	ase plus 10%		total	\$ 81,560.00 24,468.00
			TOTAL	\$106,028.00
			USE	\$106,000.00
c. Lena Park HARVARD STREET				
Control Cabinet Conduit and Cable Street Light Base Pole, Bracket & Luminair Pull Box	EA LF EA EA	1,300.00 7.00 150.00 640.00 300.00	1 898 10 10 5	\$ 1,300.00 6,286.00 1,500.00 6,400.00 1,500.00
		Sub	total	\$16,986.00
LORNE STREET				
Control Cabinet Conduit and Cable Street Light Base Pole, Bracket & Luminair Pull Box	EA LF EA EA	1,300.00 7.00 150.00 640.00 300.00	1 1,589 17 17 8	\$ 1,300.00 11,123.00 2,550.00 10,880.00 2,400.00
		Sub	total	\$28,253.00

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ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT
TOTAL STREET LIGHTING				
Control Cabinet Conduit and Cable	EA LF	1,300.00 7.00	2 2,487	\$ 2,600.00 17,409.00
Street Light Base Pole, Bracket & Luminair	EA EA	150.00 640.00	27 27	4,050.00 17,280.00
Pull Box	EA	300.00	14	4,200.00
			total	\$45,539.00
+ 30% (2 yrs. unit cos and 10% cont		10% per yr.		13,661.70
			TOTAL	\$59,200.70
			USE	\$59,200.00

4. Water Service Improvements (See Map 12 a to C)

The estimated costs for water service improvements are based on the experience of the BRA over the past year in its existing urban renewal projects. A factor of 30% was added to cover contingencies and unit cost increases.

The existing water lines serving the N.D.P. sites are large enough to serve project needs. The estimated costs cover the expense in providing water service to the interior of the NDP sites.

Water Improvements

Breakdown of Cost by Street

a. East Boston !I

LEWIS STREET RING ROAD (Preliminary)

12" CICL Pipe	LF	20.00	987	\$19,740.00
12" Valves	EA	500.00	3	1,500.00
6" CICL Pipe	LF	18.00	128	2,304.00
6" Valves	EA	400.00	4	1,600.00
Hydrants	EA	750.00	4	3,000.00
Connections	EA	1,275.00	1	1,275.00
		Subtotal		\$29,419.00
MARGINAL STREET				
12" CICL Pipe	LF	20.00	415	\$ 8,300.00
12" Valves	EA	500.00	3	1,500.00
6" CICL Pipe	LF	18.00	60	1,080.00
6" Valves	EA	400.00	2	800.00
Hydrants	EA	750.00	2	1,500.00
		Subt	otal	\$13,180.00



ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT		
MILL STREET						
12" CICL Pipe 12" Valves 6" CICL Pipe 6" Valves Hydrants	LF EA LF EA EA	20.00 500.00 18.00 400.00 750.00	275 1 80 2 2	\$ 5,500.00 500.00 1,440.00 800.00 1,500.00		
		Sub	total	\$ 9,740.00		
TOTAL WATER SERVICE IMPROVEM	ENTS					
12" CICL Pipe 12" Valves 6" CICL Pipe 6" Valves Hydrants Connections	LF EA LF EA EA	20.00 500.00 18.00 400.00 750.00 1,275.00	1,677 7 268 8 8	\$33,540.00 3,500.00 4,824.00 3,200.00 6,000.00 1,275.00		
200/ /0	Subtotal					
	+ 30% (2 yrs. unit cost increase @ 10% per yr. and 10% contingencies)					
			TOTAL	\$68,040.70		
			USE	\$68,000.00		
b. Gouldville-Dudley						
DEAN STREET						
3/4" House connectors 8" C.I. C.L. 8" Gate New Hydrant	EA LF EA EA	300.00 25.00 400.00 1,000.00	5 570 3 1	\$ 1,500.00 14,250.00 1,200.00 1,000.00		
		Sub	total	\$17,950.00		
DOWNEY COURT						
3/4" House connectors 8" C.I. C.L. 8" Gate Hydrant R & R	EA LF EA EA	300.00 25.00 400.00 500.00	5 215 2 1	\$ 1,500.00 5,375.00 800.00 1,000.00		
		Sub	total	\$ 8,675.00		



ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT
HOWARD PLACE				
8" C.I. C.L. 8" Gate New Hydrant	LF EA EA	25.00 400.00 1,000.00	205 2 1	\$ 5,125.00 800.00 1,000.00
		Sub	total	\$ 6,925.00
JUDSON STREET				
8" C.I. C.L. 8" Gate Hydrant R & R	LF EA EA	25.00 400.00 500.00	560 4 1	\$14,000.00 1,600.00 500.00
		Sub	total	\$16,100.00
VICTOR STREET				
8" C.I. C.L. 8" Gate	LF EA	25.00 400.00	250 2	\$ 6,250.00 800.00
		Sub	total	\$ 7,050.00
TOTAL WATER SERVICE IMPR	OVEMENTS			
3/4" House Connectors 8" C.I. C.L. 8" Gate New Hydrant Hydrant R & R	EA LF EA EA	300.00 25.00 400.00 1,000.00 500.00	10 1,800 13 3 1	\$ 3,000.00 45,000.00 5,200.00 3,000.00 500.00
			total	\$56,700.00
+ 30% (2 years un and 10%	it cost increase @ % Contingencies)	10% per year		17,010.00
			TOTAL	\$73,710.00
			USE	\$73,700.00
c. Lena Park				
TOTAL WATER SERVICE IMPR	OVEMENTS (Lor	ne Street)		
8" CICL Pipe 8" Valve 6" C.I. C.L. Pipe 6" Valve Hydrant	LF EA LF EA EA	25.00 400.00 18.00 400.00 750.00	1,262 3 100 5 5	\$31,550.00 1,200.00 1,800.00 2,000.00 3,750.00
+ 30% (2 years un	it cost increases 6		total r	\$40,300.00
	Contingencies)	- 1070 pei yea	•	12,090.00
			TOTAL	\$52,390.00
			USE	\$52,400.00



5. Storm and Sanitary Sewer Improvements (See Map 13 A to C)

New storm sewers to the interiors of three of the N.D.P. sites are proposed. As indicated earlier, Boston is currently served by a combined sewer system and the separation of storm and sanitary waste is a project goal.

The existing sanitary sewers were constructed in the late 1920's and 1930's and for the purposes of this application are proposed to be retained as the sanitary sewer system. This system will be retained unless the sewer study proves their retention is not feasible.

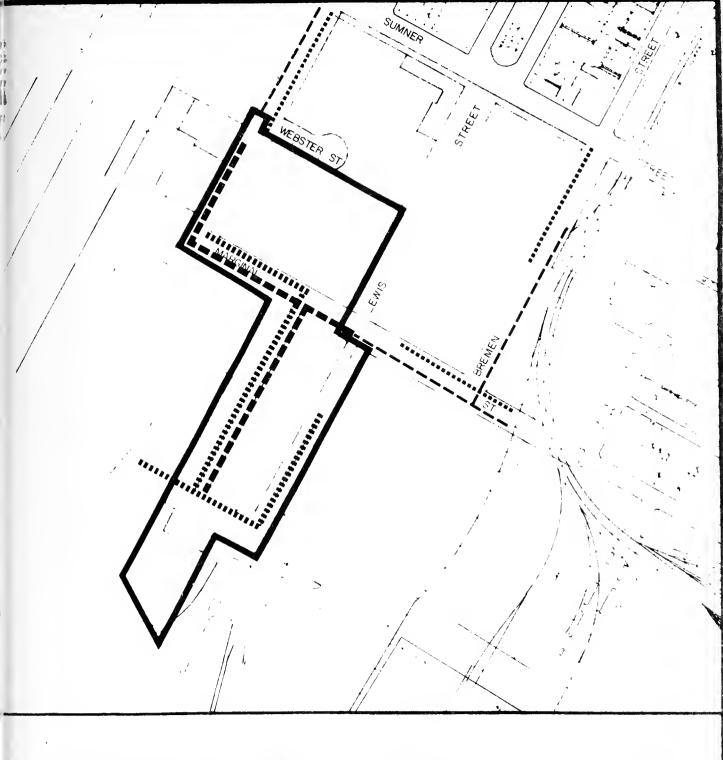
Unit costs for sanitary sewers were derived from 1971 and 1972 construction contracts for existing urban renewal projects. A factor of 30% was added to cover unit cost increases and contingencies.

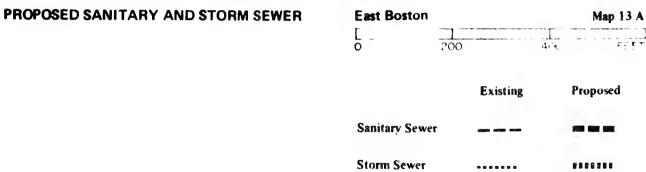
Storm and Sanitary Sewer Improvements Breakdown of Costs by Street

a. East Boston II

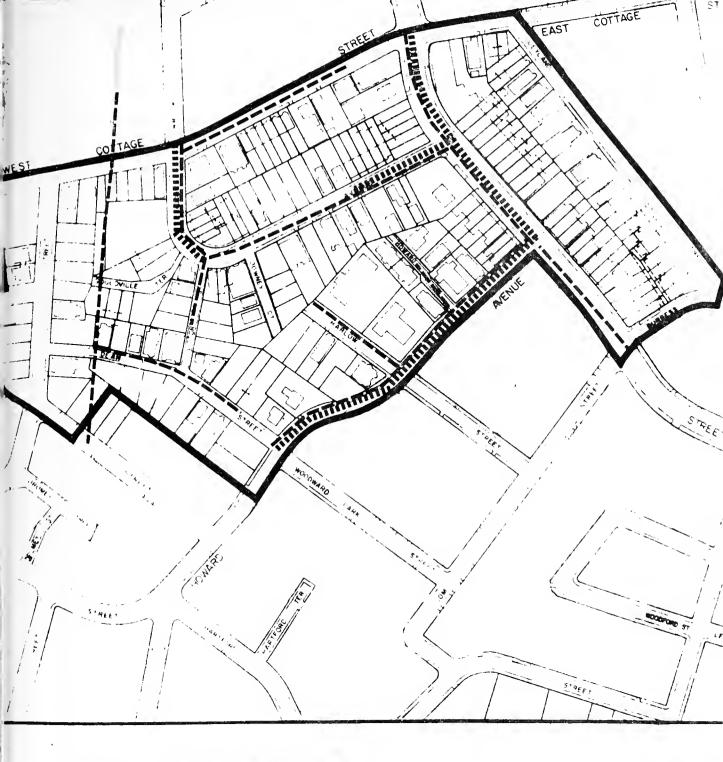
ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT				
LEWIS STREET RING ROAD (Preliminary)								
10" VC Pipe Manhole 10" RCP 15" RCP 18" RCP 24" RCP Catch Basin Manholes Tide Gate	LF EA LF LF LF EA EA Lump/Sum	30.00 1,800.00 18.00 28.00 36.00 50.00 700.00 1,800.00 5,000.00	425 1 150 256 590 54 9 4	\$ 12,750.00 1,800.00 2,700.00 7,168.00 21,240.00 2,700.00 6,300.00 7,200.00 5,000.00				
MARGINAL STREET		,	total	\$ 66,858.00				
10" VC Pipe 12" VC Pipe Manhole Manhole modified 10" RCP 15" RCP Catch Basin	LF EA EA LF LF EA	30.00 35.00 1,800.00 1,500.00 18.00 28.00 700.00	255 210 4 1 212 246 6	\$ 7,650.00 7,350.00 7,200.00 1,500.00 3,816.00 6,888.00 4,200.00				
MILL STREET		Sub	total	\$ 38,604.00				
10" VC Pipe Manhole	LF EA	30.00 1,800.00	205 1	\$ 6,150.00 1,800.00				
		Sub	total	\$ 7,950.00				



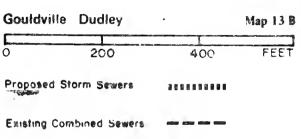




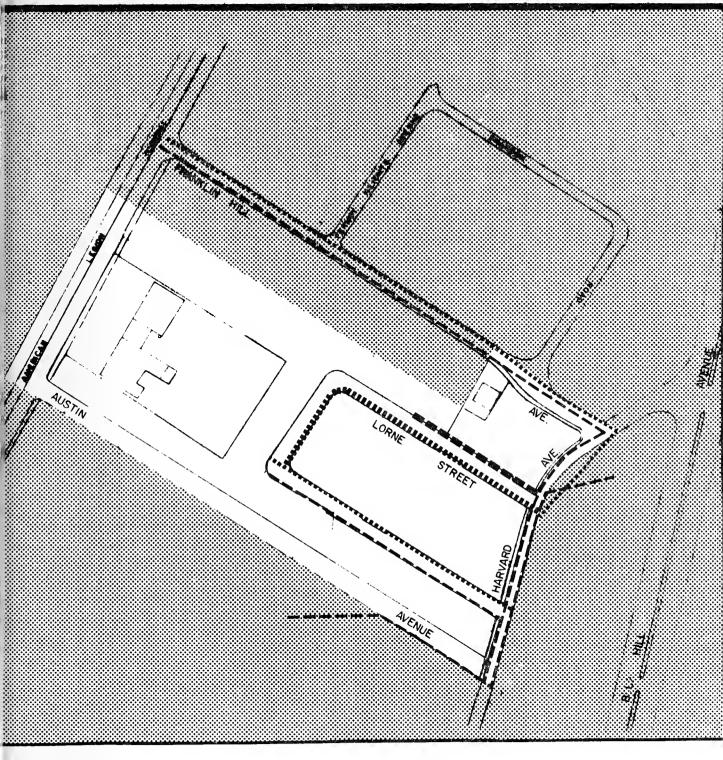


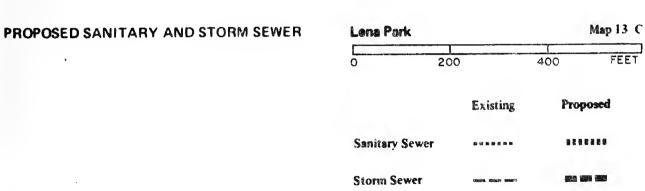












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ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT
TOTAL STORM AND SANITARY SE	WER IMPRO	OVEMENTS		
SANITARY SEWER				
10" VC Pipe 12" VC Pipe Manhole Manhole modified 10" RCP 15" RCP 18" RCP 24" RCP Catch Basin Tide Gate	LF LF EA LF LF LF EA Lump/Sum	30.00 35.00 1,800.00 1,500.00 18.00 28.00 36.00 50.00 700.00 5,000.00	335 210 10 1 362 502 590 54 15	\$ 26,550.00 7,350.00 18,000.00 1,500.00 6,516.00 14,056.00 21,240.00 2,700.00 10,500.00 5,000.00
+ 30% (2 yrs. unit cost	ineresse @		total	\$113,412.00
and 10% Conti		10% per yr.		34,023.60
			TOTAL	\$147,435.60
			USE	\$147,500.00
b. Gouldville-Dudley BROOK AVENUE				
10" Storm Drain 12" Storm Drain Revise Catch Basin S. D. Manhole	LF LF EA EA	18.00 25.00 300.00 1,800.00	165 510 8 3	\$ 2,970.00 12,750.00 2,400.00 5,400.00
		Sub	total	\$ 23,520.00
DUDLEY STREET				
10" Storm Drain 12" Storm Drain 15" Storm Drain Revise Catch Basin S. D. Manhole	LF LF LF EA EA	18.00 25.00 32.00 300.00 1,800.00	155 270 345 5 3	\$ 2,790.00 6,750.00 11,040.00 1,500.00 5,400.00
		Sub	total	\$ 27,480.00
HOWARD AVENUE				
10" Storm Drain 12" Storm Drain Revise Catch Basin S. D. Manhole	LF LF EA EA	18.00 25.00 300.00 1,800.00	170 835 7 4	\$ 3,060.00 20,875.00 2,100.00 7,200.00
		Sub	total	\$ 33,235.00



ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT
TOTAL STORM AND SANITARY SE	WER IMPRO	OVEMENTS		
10" Storm Drain 12" Storm Drain 15" Storm Drain Revise Catch Basin S. D. Manhole	LF LF EA EA	18.00 25.00 32.00 300.00 1,800.00	490 1,615 345 20 10	\$ 8,820.00 40,375.00 11,040.00 6,000.00 18,000.00
			total	\$ 84,235.00
+ 30% (2 year unit cos plus 10% Cont		10% per year		25,270.00
			TOTAL	\$109,505.00
			USE	\$109,500.00
c. Lena Park				
TOTAL SANITARY SEWER AND ST	ORM DRAIN	NAGE (LORNE	STREET)	
10" RCP 15" RCP Catch Basin 10" U.C. Manhole Connections to existing	LF LF EA LF EA	18.00 28.00 700.00 30.00 1,800.00	236 308 11 734 4	\$ 4,248.00 8,624.00 7,700.00 2,202.00 7,200.00
Pipes or Manhole	EA	500.00	4	2,000.00
+ 30% (2 yrs. unit cost	incresse @		total	\$31,974.00
and 10% Cont		1070 pei yi.		9,592.20
			TOTAL	\$41,566.20

6. Parks and Public Areas

Playground areas are proposed in the Gouldville-Dudley and Lena Park areas. These facilities will serve the recreation needs of the residents of the proposed family housing in addition to an institutional use. The Lena Park recreation facility will abut the Lena Park Community Service Center, and the Gouldville-Dudley facility will abut the Dennison House and an elementary school.

USE

\$41,600.00

A factor of 30% was added to cover contingencies and unit cost increases.



ITEM	UNIT	UNIT COST	QUANTITY	AMOUNT
a. Gouldville-Dudley				
Site Preparation	SF	.50	22,000	\$ 11,000.00
<u>Drainage</u>				
Subsurface Drainage Catch Basins	LF EA	4.00 500.00	800 10	3,200.00 5,000.00
Playing Field & Stadium Seats				
Concrete Bleacher Seats Bitumenous Concrete Basketball Backboards Hockey Nets Lights Safety Surface Concrete Walls	SF SY EA Set EA SF LF	5.00 3.00 400.00 600.00 3,000.00 1.00 8.00	2,000 2,100 4 1 4 640 300	10,000.00 6,300.00 1,600.00 600.00 12,000.00 640.00 2,400.00
Play Area				
Timberform Complex Sand • Railroad Tie Wall Cobblestone Play Mounds	LS SF LF LS	.50 4.00	1 4,000 400 2	20,000.00 2,000.00 1,600.00 4,000.00
Planting				
Austrian Pine Japanese Pagoda Tree Little Leaf Linden	EA EA EA	250.00 250.00 200.00	20 15 5	5,000.00 3,750.00 1,000.00
Paths & Sitting Areas				
Concrete Aggregate Benches Trash Receptacles Lighting Drinking Fountains Concrete Tables & Seats	SF EA EA EA EA	2.00 250.00 150.00 1,000.00 500.00	8,000 20 10 15 3	16,000.00 5,000.00 1,500.00 15,000.00 1,500.00
+ 30% (Unit Cost	Increase	Sub & Contingency		\$130,590.00 39,177.00
			TOTAL	\$169,767.00
			USE	\$170,000.00

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titem	UNIT	UNIT COST	QUANTITY	AMOUNT
b. Lena Park				
Foundation Removal	CY	10.00	57	\$ 570.00
Concrete Removal	LS			100.00
Bitumenous Concrete Removal	SY	1.00	1,300	1,300.00
Misc. Removals	LS		,	200.00
C.L. Fence Removal	LF	1.00	150	150.00
Clearing & Grubbing	LS			200.00
Unclass. Excavation	CY	5.00	50	250.00
Bit. Conc. Binder & Base	SY	4.50	1,085	4,882.50
Bit. Conc. Curb	LF	1.00	328	328.00
Gravel - Tot Lot	CY	6.00	26	156.00
Sand - Tot Lot	CY	8.00	3 3	264.00
Cobblestone Walk - Gravel	CY	6.00	11	66.00
Precast Conc. Curb	LF	6.00	100	600.00
Conc. Wall	ČY	150.00	35	5,250.00
Special Forming (exposed)	SF	1.00	1,294	1,294.00
Wall Backfill	CY	6.00	18	108.00
2" Copper Pipe	LF	10.00	58	580.00
1 1/2" Copper Pipe	LF	8.00	60	480.00
1" Copper Pipe	L.F	8.00	25	200.00
Water Meter Manhole	LS	0.00	20	800.00
Fountain, Pad, & Valves	ĒA	400.00	1	400.00
Stop & Waste Valve - 1"	EA	50.00	i	50.00
Stop Valve	EA	50.00	i	50.00
Water Connection	LS	30.00	•	1,400.00
Box Hydrant - 1"	EA	250.00	1	250.00
Control Cab. & Base	LS	250.00	•	1,500.00
Handholes (conc. cover)	EA	225.00	6	1,350.00
Handholes (metal cover)	EA	350.00	3	1,050.00
Light Pole Base	EA	215.00	9	1,935.00
3" Rigid St. Conduit	LF	6.00	376	2,632.00
2" Rigid St. Conduit	LF	6.00	100	600.00
Elect. Connection	LS	0.00	100	500.00
Wall Sleeve - Elect.	LS			200.00
Catch Basin	EA	800.00	2	1,600.00
Manhole	EA	800.00	1	800.00
Flood Control Manhole	EA	1,000.00	1	1,000.00
Poroswall - 8" Conc. Pipe	LF	10.00	45	450.00
6" Conc. Pipe	LF	8.00	65	520.00
6" C.I. Tyton Pipe	LF	8.00	55	440.00
8" V.C. Pipe	LF	8.00	115	920.00
Drain Connection	LS	0.00	115	1,000.00
Misc. Work Allowance	LS			500.00
Bit. Conc. Wearing Course	SY	2.00	1 005	
9	SY	1.00	1,085	2,170.00
Sealcoating			1,085	1,085.00
Cobble Pav't. on Conc. Base Benches	SY LF	30.00	64 60	1,920.00
		30.00	60	1,800.00
Trash Receptacles & Pads	EA LF	150.00	3 260	450.00
V.C.C.L. Fence - 6' High Basketball Backstops	EA	8.00 500.00	260 2	2,080.00
pasvernan packstohs	EA	500.00	2	1,000.00



ITEM		UNIT	UNIT COST	QUANTITY	AMOUNT
Timber	Bollards	LF	10.00	126	1,260.00
Timber	Unit #W-108	EA	5,000.00	1	5,000.00
Timber	Unit #533	EA	1,000.00	1	1,000.00
Trees -	3" Cal.	EA	250.00	4	1,000.00
Shrubs		EA	75.00	20	1,500.00
Topsoil	& Sod	SY	5.00	869	4,345.00
			Sub	total	\$61,535.50
	+ 30%	(2 yrs. unit cost increase @	10% per year		
		and 10% Contingencies)			18,460.65
				TOTAL	\$79,996.15
				USE	\$80,000.00

7. Seawall Reconstruction - East Boston II

The seawall along the southern and western border of the East Boston II N.D.P. site will be reconstructed as part of the public improvements. Based on recent construction on the downtown waterfront, this is expected to cost \$470,000 (470 L.F. at \$1,000 per L. F.).

8. Police Signal and Fire Alarm

A police signal and fire alarm systems currently do not exist within the NDP areas. New systems are planned.

Unit costs for these systems are based on recent contracts with the BRA in existing urban renewal areas. A factor of 30% was added to cover contingencies and unit cost increases.

Breakdown of Police Signal and Fire Alarm Costs by Project Areas

ITEM	UNIT		AMOUNT
a. East Boston II			
Police Signal and Fire Alarm Contingencies & Construction	L.S.		\$ 7,700
Cost Escalation @ 30%			2,300
		TOTAL	\$10,000
b. Gouldville-Dudley			
Police Signal and Fire Alarm Contingencies & Construction	L.S.		\$ 7,700
Cost Escalation @ 30%			2,300
		TOTAL	\$10,000



ITEM	UNIT		AMOUNT
c. Lena Park			
Police Signal and Fire Alarm Contingencies & Construction	L.S.		\$ 3,850
Cost Escalation @ 30%			1,150
		TOTAL	\$ 5,000

9. Traffic Control and Signing

Traffic control costs, which include traffic signs and pedestrian crossings, are based on recent construction contracts for existing urban renewal areas. A factor of 30% was added to cover contingencies and unit cost increases. Traffic control costs for each project area appear on the following tables.

TRAFFIC CONTROL AND SIGNING COST BREAKDOWN BY PROJECT AREA

a. East Boston II

Traffic Control and Signing Contingencies & Construction	L.S.		\$ 7,700
Cost Escalation @ 30%			2,300
		TOTAL	\$10,000
b. Gouldville-Dudley			
Traffic Control and Signing	L.S.		\$ 7,700
Contingencies & Construction Cost Escalation @ 30%			2,300
		TOTAL	\$10,000
c. Lena Park			
Traffic Control and Signing	L.S.		\$ 770
Contingencies & Construction Cost Escalation @ 30%			230
		TOTAL	\$ 1,000

C. ELIGIBILITY AND COST DATA FOR PROPOSED PROJECT IMPROVEMENTS

1. Identification of Improvement by Categories in Urban Renewal Handbook

Street Improvements Lighting	Categories 1 & 2 Category 3
Water Improvements	Category 7
Storm Drainage	Category 7
Sanitary Sewers	Category 7
Parks and Public Areas	Category 8
Police Signal & Fire Alarm	Category 6
Traffic Control & Signing	Category 3
Seawall Reconstruction	Category 12



2. Description of Scope of Character and General Design Features of Each Improvement

a. Street Improvements

Interior streets will be completely reconstructed. These streets exhibit age and obsolescence and as trench excavation for lights and utilities will destory much of the existing pavement, base, and subbase, reconstruction is warranted Maps 12 A to C indicate the location of the proposed street improvements.

b. Storm Drains

Many areas in the City of Boston are currently served by a combined sanitary and storm drainage system. The plans call for the separation of the two and the placement of new catch basins at strategic points throughout the areas. Maps 13 A to C show the location of the proposed storm drainage improvements.

The City of Boston does not have uniform design standards relating to storm drainage other than that storm drains shall be designed with good engineering practice. Design criteria used are as follows:

- (1) A rational method will be used to determine design discharge.
- (2) Design storm return frequency: 10 years.
- (3) Runoff coefficients
 - (a) Impervious areas 0.90
 - (b) Composite areas 0.40
- (4) Time of concentration to first inlet: Time of overland flow plus time of flow in gutter using a 5 minute minimum.
- (5) Pipe designed to flow just full.
- (6) Mannings coefficient of roughness 15" through 24" RCP N = 0.015 30" RCP and up N = 0.013
- (7) Minimum velocity in storm sewers: 2 feet per second when flowing one quarter full.
- (8) Minimum depth of storm drain: controlled by minimum allowable cover of two feet for a concrete pipe.
- (9) No storm sewers designed to intercept sanitary or combined sewerage.
- (10)Maximum length between structures or a suitable clean-out point is 400'.
- (11) The first catch basin in a system is located within 400' of a roadway high point.



c. Sanitary Sewers

ITEM

East Boston II

Many areas in Boston are presently served by a combined system. The plan calls for separating the two systems and using the existing lines as sanitary only. The City of Boston does not have a uniform design standard for sanitary sewers. New sewers will be designed with standard engineering methods to assure efficient operation.

3. Justification of Each Improvement in Terms of Necessity to Achieve Plan and Other Local Objectives.

It is expected that street reconstruction, new storm sewers, new sanitary sewers and new parks in the NDP areas will prove to be an invaluable asset in executing the program, These improvements are considered a vital part of the overall NDP.

The proposed project improvements will provide the basic utilities necessary to provide a sanitary and safe environment for the proposed housing. They will provide access to the entire site and provide utilities so that the sites may be used safely and fully. They will also provide recreation facilities needed to serve the new housing that are not normally included in the construction of new low to moderate income housing.

4. Estimated Costs of Improvements and Eligible Portion Thereof

The previous estimates itemized the costs of each type of improvement by quantity and unit price. The following table is a summary of eligible project improvement and site clearance costs.

PROJECT COST SUMMARY

Demolition & Site Clearance N.A. Streets \$ 13 Parks & Public Areas N.A.	
Parks & Public Areas N.A.	8,600.00
Street Lighting \$ 4	4,200.00
Water Service \$ 6	8,000.00
Surface Drainage & Sanitary Sewers \$ 14	7,500.00
Seawall Reconstruction \$ 47	0,000.00
Police Signal & Fire Alarm \$ 1	0,000.00
Street, Traffic & Directional Signs \$ 1	0,000.00
Engineering \$ 14	5,800.00
TOTAL \$1,03	4,100.00

TOTAL CHARGE TO PROJECT



TOTAL CHARGE TO PROJECT

b.	Gouldville-Dudley			
	Demolition & Site Clearance		\$	146,000.00
	Streets		\$	260,000.00
	Parks & Public Areas		\$	170,000.00
	Street Lighting		\$	106,000.00
	Water Service		\$	73,700.00
	Surface Drainage & Sanitary Sewers		\$	109,500.00
	Police Signal and Fire Alarm		\$	10,000.00
	Street, Traffic & Directional Signs		\$	10,000.00
	Engineering		\$	128,000.00
		TOTAL	\$_	1,013,200.00
C.	Lena Park			
	Demolition & Site Clearance		\$	138,300.00
	Streets		\$	146,100.00
	Parks & Public Areas		\$	80,000.00
	Street Lighting		\$	59,200.00
	Water Service		\$	52,400.00
	Surface Drainage & Sanitary Sewers		\$	41,600.00
٠	Police Signal and Fire Alarm		\$	5,000.00
	Street, Traffic & Directional Signs		\$	1,000.00
	Engineering		\$	80,400.00
		TOTAL	\$	604,000.00
d.	Washington-Corey			
	Demolition and Site Clearance		\$	55,440.00
	Streets		\$	12,000.00
		TOTAL	\$	<u>67,440.00</u>

ITEM



e. Total Project Improvement Report Cost Summary

Demolition & Site Clearance		\$	339,740.00
Streets		\$	556,700.00
Parks & Public Areas		\$	250,000.00
Street Lighting		\$	209,400.00
Water Service		\$	194,100.00
Surface Drainage & Sanitary Sewers		\$	298,600.00
Seawall Reconstruction		\$	470.000.00
Police Signal and Fire Alarm		\$	25,000.00
Street, Traffic & Directional Signs		\$	21,000.00
Engineering		\$	354,200.00
	TOTAL	\$ <u>2</u>	2,718,740.00

D. PROPOSED SOLUTIONS TO ANY SPECIAL SITE PREPARATION OR LAND PROTECTION PROBLEMS

No problems of this nature are expected to be encountered.

LOCAL DESIGN STANDARDS

Information relating to local design standards was submitted with the Sumner Street (Mass. A-3) NDP Application.

F. PROJECT IMPROVEMENTS OF EXCESSIVE SIZE OR CAPACITY

Not applicable.

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G.

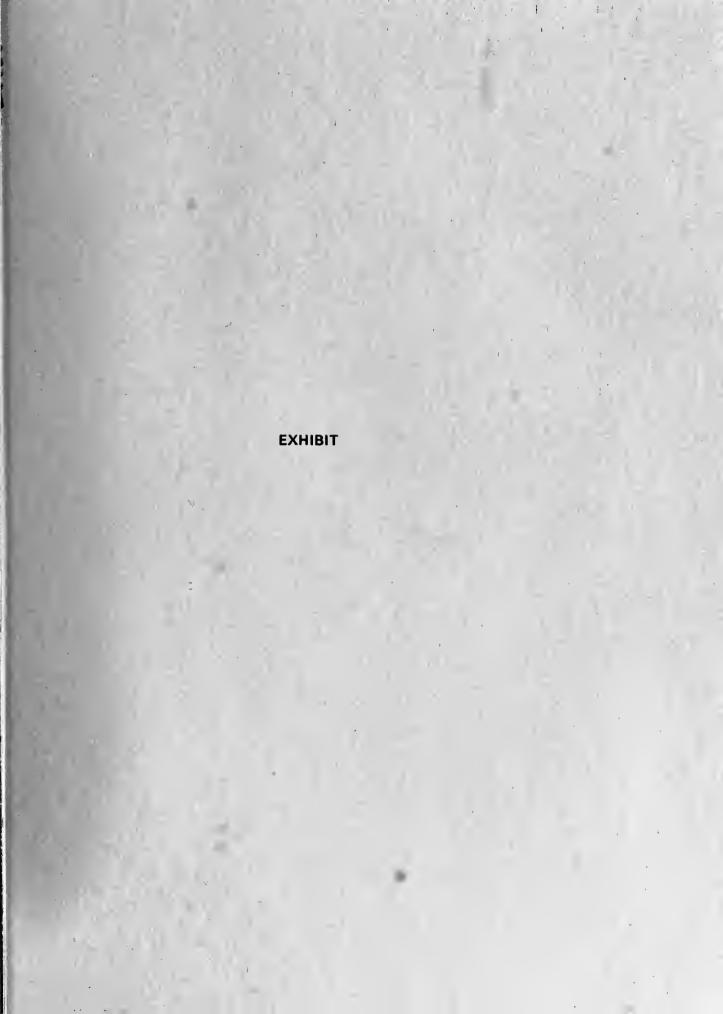
ASSURANCE OF RELATED PUBLIC IMPROVEMENTS

Not Applicable.

H. SEWER IMPROVEMENT PRECAUTIONS

All sanitary sewers in the NDP areas will be connected to the facilities of the Boston Sewer District. These facilities will insure that sewage from the proposed housing will not contribute to pollution. A letter from the Massachusetts Department of Public Works, Division of Water Pollution Control is attached (see Exhibit 1).







ND 503 NONCASH GRANTS-IN-AID REPORT



Form Approved Budget Bureou No. 63-R1218 HUD-6285 LOCALITY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Boston, Massachusetts NEIGHBORHOOD DEVELOPMENT PROGRAM PROGRAM NUMBER SUMMARY OF NONCASH GRANTS-IN-AID TYPE OF NONCASH GRANT-IN-AID REQUESTED **APPROVED** BY BY (Enter all items on this page from LPA HUD appropriate supporting schedules of Form HUD-6200, identified by Schedule Number below.) \$100,000 intions of Land m Schedule 1)

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ND 504 PROPERTY MANAGEMENT ACTIVITY REPORT



ND-504-----PROPERTY MANAGEMENT ACTIVITY REPORT

Ninety-five (95) buildings are expected to be acquired and thus come under the BRA's management during the NDP Action Year. These buildings will be under BRA control for varying lengths of time before demolition.

While the BRA owns the structures, maintenance will be carried out so as to secure the safety of occupants. It is the BRA's policy that the health and safety of the area residents be of first concern. Thus, in situations where suitable relocation housing has not been located, necessary steps will be taken to secure the well being of the occupants. Long term improvements, however, will not be authorized.

In the cases of vacant structures, demolition will be undertaken as soon as possible thus removing a blighting influence from the NDP area. Extermination of rats and other vermin from these structures as well as occupied structures will be undertaken to insure that nearby buildings are not infested. Boarding of vacant buildings will be done as the need presents itself.

Because of the project demolition schedule and the small number of structures to be demolished, the employment of security personnel is not thought to be necessary.

The BRA will maintain the rent roll of acquired properties and collect rents from the occupants of acquired buildings. Upon acquisition, the BRA shall determine fair and equitable rents for acquired properties. Under no circumstances shall these rents exceed those paid by the occupants to the former owner of the properties, or 25 percent of the occupant's income, whichever is less. It shall be the responsibility of the BRA to continue providing all services and facilities provided by the former owners.

The BRA's existing property management staff will carry out the above activities. Activities and expenses are estimated to be \$210,000.

The use of mobile homes for relocation resources is not anticipated.



ND 505 REHABILITATION ACTIVITY REPORT



REHABILITATION ACTIVITY PROGRAM

1. Number, Type and Condition of Properties to be Rehabilitated

The NDP Areas contain twenty-one (21) residential properties to be rehabilitated. It is estimated that the existing BRA Rehabilitation Staff will be able to complete rehabilitation efforts for this property during the Action Year. One (1) building in the Lena Park area will be rehabilitated to H.U.D. minimum property standards and twenty (20) buildings in the Gouldville-Dudley area to code standards.

2. Type and Schedule of Activities

a. Interior and Exterior Surveys

A Rehabilitation Construction Specialist will conduct interior surveys of the properties to be rehabilitated to determine the nature and scope of work necessary to upgrade them to the rehabilitation requirements of the Urban Renewal Plan (e.g. Minimum Property Rehabilitation Standards, local code and ordinances and incipient code violations).

b. Work Write-Ups and Cost Estimates of Rehabilitation Work

Work write-ups and cost estimates of all work necessary to meet the requirements of the Minimum Property Rehabilitation Standards will be developed by the Rehabilitation Construction Officer based on the property surveys utilizing cost data developed by the BRA. The work write-ups and cost estimates will be predicated on the economic debt carrying capacity of owners, occupants, properties and the selected level of rehabilitation agreed upon by the property owner.

c. Meetings With Owners of Properties to be Rehabilitated

The success of the rehabilitation program is predicted on the premise that direct informal communication must be established between the property owner and the Rehabilitation Team. In that connection, the Rehabilitation Specialist will meet with the property owner and establish a rapport and understanding of the program, resulting in a positive attitude towards the program prior to conducting any rehabilitation activities.

The positive attitudes of the owners will be developed by emphasizing the availability of financial assistance to property owners to rehabilitate their properties utilizing Rehabilitation Loan and Grant Programs under Section #312 and #115 of the Housing Act of 1965, as amended. Another program element that will be stressed to the property owner will be a detailed explanation of all proposed installation of public improvements and facilities scheduled for his neighborhod.

d. Counseling Services

The Rehabilitation Specialist, Project Planner and Project Attorney will provide advice, assistance and counseling services to the property owners as to the nature and scope of work necessary to rehabilitate their property in architectural, structural, financial, legal and technical terms.



e. Processing of Rehabilitation Financial Documents

The Rehabilitation Specialist will process all financial documents and will assist the owners in obtaining all information and data necessary to document eligibility for rehabilitation loans and/or grants. He will interview the property owners and will make determinations of income, existing debt service, and all other indebtedness to qualify the owners for Federal Loan and Grant Programs. Particular emphasis will be placed on the evaluation of these interviews in determining the level of rehabilitation above the Minimum Property Rehabilitation Standards for the property.

f. Inspection of Rehabilitation Work

The Rehabilitation Construction Specialist will conduct semi-weekly inspections of all rehabilitation work in process to assure conformance with contract provisions, standard specification requirements and overall rehabilitation requirements and objectives pertaining to the property.

q. Rodent Control

The control and extermination of rodents will be accomplished by a professional exterminator under contract with the BRA for the entire NDP Areas as necessary.

h. Architectural Services

An urban designer will prepare renderings of the properties as they would look after rehabilitation to motivate the owners to select the highest level of rehabilitation that is economically feasible. He will review all building plans so that all of the requirements of the Urban Renewal Plan are met.

i. Non-Participating Owner

The BRA may, upon advance written notice, negotiate the sale or take by eminant domain these parcels if the owner of the building scheduled for rehabilitation is unwilling or unable to rehabilitate. The parcel will either be sold to a developer willing to rehabilitate the building. If this is not economically feasible, the building may be demolished and be added to a clearance parcel for disposition for the construction of new housing.

3. Estimate of Section #115 Rehabilitation Grants Required

It is estimated that financial assistance to the eligible property owners utilizing the Section #115 Rehabilitation Grant Program will be needed by 10 to 15 owners.

B. BASIS OF PROPERTY REHABILITATION STANDARDS

The property will be rehabilitated to meet local housing and building codes.

C. PHYSICAL AND FINANCIAL FEASIBILITY OF REHABILITATION

A random sample survey of owner attitudes, incomes and condition of properties indicate that approximately half to two-thirds of the buildings are owner occupied properties maintained in fairly good condition.



The BRA's experience in the Washington Park Urban Renewal Area, which is located less than one mile from the Lena Park and Gouldville-Dudley NDP Areas, indicates that similar buildings were economically and physically feasible to rehabilitate.

D. REHABILITATION OF PROPERTIES UTILIZING NEIGHBORHOOD DEVELOPMENT PROGRAM FUNDS

The BRA will not rehabilitate properties utilizing NDP funds during the Action Year unless the individual property owner will not do so. In that case, the BRA would acquire the parcel.

E. PROPOSALS FOR ENCOURAGING NON-PROFIT SPONSORS TO UNDERTAKE FEDERAL HOUSING ADMINISTRATION AND HOUSING ASSISTANCE ADMINISTRATION PROPERTY REHABILITATION ACTIVITIES

It is the BRA's policy to encourage non-profit and limited profit sponsors to undertake Federal Housing Administration and Housing Assistance Administration property rehabilitation activities whenever owner occupants are not available or willing to do so.

F. CONTROL AND EXTERMINATION OF RODENTS

Submitted with first NDP application (Mass A-3).

G. ADEQUATE ADMINISTRATIVE ORGANIZATION

The existing Rehabilitation Department of the BRA can handle all of the rehabilitation activities described herein.

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ND 506 LAND MARKETING ACTIVITY REPORT



A. LAND MARKETING ACTIVITY PROGRAM

The BRA plans to utilize the same basic land marketing techniques that were used in the East Boston (Mass A-3). To assist in its land marketing program, the BRA will be guided by: (1) the findings and recommendations of housing feasibility studies of each site; (2) its previous experience in working with redevelopers; and (3) its knowledge of local market conditions.

The acquisition areas will be cleared for the construction of units of new low to moderate income housing during the Action Year. Upon approval of plans, the proposed redevelopers will execute Contracts of Sale and Disposition Agreements with the BRA at the end of the Action Year.

Land marketing activities, including the review of developer's plans, will be undertaken by the staff of the BRA with the assistance and recommendations of the Model Cities Board or appropriate PAC. Subsurface investigations will be undertaken for the parcels to be disposed of as soon as the loan and grant contract between the BRA and HUD is executed.

B. APPRAISAL REPORTS

Disposition estimates are based on BRA experience gained from recent Urban Renewal Projects. An appraisal report will be furnished, if necessary, at the appropriate point in the disposition program. The parcels will be sold at a price that is set in terms of its value in accordance with the provisions of low and moderate income housing rather than for a higher level of use.

C. ASSURANCES OF REDEVELOPMENT

Several community groups in addition to private developers have expressed an interest in acting as the redeveloper. An executed Contract of Sale and Disposition Agreement will be submitted to HUD prior to disposition of real property.

The BRA will advertise the availability of the cleared and improved parcels for the development of the proposed housing if a qualified community sponsor is not available. If this occurs, developers who indicate an interest in developing this property will be required to submit a proposal for the construction of these units.

The BRA will consider the following general criteria in designating a redeveloper:

- 1. Financial Strength a developer will be required to show he has the financial resources necessary to carry out the proposal.
- 2. Experience the developer should have experience in the construction of buildings of comparative size.
- 3. Over-All-Proposal The developer must construct well planned, well designed, safe, and sanitary housing that meets the specifications of the Urban Renewal Plan. Attached is a letter from the Boston Housing Authority expressing its desire to have a turnkey public housing for the elderly project on the Washington-Corey site.

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D. ECONOMIC AND MARKET DATA

- Summary of Economic Status of Locality
 Submitted with initial NDP application (MASS A-3)
- Economic and Market Analysis StudyNot applicable.
- Interim Disposal to a Public Agency
 No interim disposal to a public agency is contemplated in the Action Year.
- 4. Separate Market Studies for Transient Housing Accommodations

 Not applicable.

E. DISPOSITION PROCEED ESTIMATES

1. From Land to be Acquired During the NDP Action Year.

A tabulation of estimated disposition proceeds for land to be acquired in the Action Year is included in Table 1, "Summary of Disposition Proceeds."

Estimates were based on the BRA's experience in recent Urban Renewal Projects taking due not of the fact that the NDP Areas are not part of the Central Business District and making adjustments accordingly.

2. Revisions and Adjustment for Previously Acquired Land

Since no land was acquired in 1971-72 Action Year in the four NDP Areas, this section is not applicable.



Table I
Tabulation of Land
Disposal Estimates

Hai	develo	opment Use	Approx. No. of Parcels	Area in Sq. Ft.	LPA Estimate	
1.	Total Uses		19	984,478	\$593,700	
2.		al Public and Quasi- plic Uses	8	309,773	\$323,600	
	a.	Streets and Other Public R/W (by dedication)	4	84,525	0	
	b.	Streets and Other Public R/W	-		-	
	c.	Parks, Playgrounds, etc. (by dedication)	2	59,275	0	
	d.	Parks Playgrounds, etc.	-	•	•	
	e.	Public Utility Easements	-	-	-	
	f.	Low-Rent Public Housing	1	81,539	\$300,000	
	g.	Other Public Uses	-	•		
	h.	Non-Profit Institutional	1	84,434	\$ 23,600	
3.	Tot	al Private Uses	11	674,705	\$270,100	
	а.	Residential	1	160,381	\$ 90,000	
	b.	Commercial	1	58,636	\$ 16,400	
	c.	Light Industrial	-	•	•	
	d.	Heavy Industrial	-	•	-	
	e.	Residential-Parking	2	16,568	\$ 3,800	
	f.	Moderate Income Housing	7	439,120	\$159,900	

January 10, 1972

Robert T. Kenney, Director Boston Redevelopment Authority New City Hall One City Hall Square Boston, Massachusetts 02201 REGEIVEU

HOSTON REDSYLLOPMENT AUTHORITY

Subject: Neighborhood Development Program

Application for Allston-Brighton

Dear Bob:

This will confirm the Boston Housing Authority's desire to build public housing for the elderly using the so-called Turnkey method in the Allston-Brighton area. At the present time, this part of the City has the greatest need for elderly housing, in terms of eligible applicants, and the smallest supply of units.

The area has been our highest priority for new development, and we feel our greatest disappointment in not yet being able to build there.

The Local Advisory Committee's creation of the Elderly Housing Site Finding Committee, and the work accomplished in reviewing numerous alternatives, has been in the highest spirit of community-public agency cooperation. The site that the committee has recommended is imminently satisfactory to us, and in this light, we strongly support the Boston Redevelopment Authority's N.D.P. application for the Corey Road-Washington Street, Brighton site.

It is our understanding that the application proposes at least 250 units of housing, and that a combined Boston Housing Authority-Boston Redevelopment Authority team will prepare a development package for open, competitive proposals. Ultimately, the two Authorities will designate the developer.

We look forward to the rapid implementation of this proposal for housing that is both desperately needed, and, desired by the public agencies and the local community involved.

Sincere yours

Androw Will Olive

Director of Planning and Development

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ND 507 RELOCATION ACTIVITY REPORT



A. SURVEYS CONDUCTED AND TO BE CONDUCTED

- 1. Experienced Family Relocation staff members of the Boston Redevelopment Authority interviewed generally 90 to 100 percent of the families and individuals residing within the N.D.P. areas who would be displaced. Necessary information relating to family income, household composition, housing needs, relocation preferences, etc., was obtained. During the interview, special emphasis was placed on identifying any medical, social, economic, or other conditions or problems which could require special treatment prior to and after relocation. Residents to be displaced were also provided with information about the proposed project and relocation benefits for which they would become eligible.
- 2. Continuous personal contact by members of the relocation staff will be maintained with all families and individuals interviewed. In order to remain abreast of changes in family status and relocation needs, follow-up, and other needed social services will be provided on a continuous basis.
- 3. Surveys will be conducted of the 7 businesses to be relocated in the N.D.F. areas prior to submission to the Boston City Council.

B. RELOCATION SERVICES TO BE PROVIDED TO FAMILIES

1. Administrative Organization

- a. The BRA, in cooperation with the Model Cities Administration and the PAC's, shall administer the relocation program.
- b. Relocation of families and individuals shall be the responsibility of the Family Relocation Department of the BRA. Relocation staff shall consist of a Relocation Specialist, Rehousing Specialist, and Clerical-Aide, together with the necessary administration and records coordination which will be provided by the central staff.

2. Relocation Standards

- a. Physical and Occupancy Standards. All housing which is referred to families shall be decent, safe, and sanitary, adequate in size to meet the needs of each family and individual being displaced.
 - (1) Decent, safe, and sanitary housing is housing which is in sound, clean, and weathertight condition, in conformance with Article II of the State Sanitary Code and which meets the following minimum criteria:
 - (a) Housekeeping Unit. A housekeeping unit must include a kitchen with fully usable sink; a stove or connection for same; a separate and complete bathroom; hot and cold running water in both the bath and in kitchen, an adequate and safe wiring system for lighting and other electrical services, and heating as required by climatic conditions and local codes. For purposes of comparability, these are minimum requirements, not limitations.
 - (b) Non housekeeping Unit. A nonhousekeeping unit is one which meets Article II of the State Sanitary Code for boarding houses, hotels, or other congregate living.



- (2) Occupancy Standards. Occupancy standards for replacement housing shall comply with Article I of the State Sanitary Code, and shall provide for one bedroom for each married couple and each two persons of the same sex. Additional bedrooms may be required on the basis of health needs or age difference. In unusual circumstances a lesser number of bedrooms may be acceptable if the requirements pertaining to floor and spacial area in Article II of the Massachusetts State Sanitary Code are met.
- b. Ability to Pay Standards. No family or individual shall be referred to any housing wherein costs would exceed 25% of their monthly income.
- c. Environmental Standards. A comparable dwelling unit shall be in a location not subjected to unreasonable, adverse environmental conditions, natural or manmade; nor generally less desirable than the location of the acquired dwelling with respect to public utilities and services, schools, churches, recreation, transportation, and other public and commercial facilities; and accessible to the displaced person's present or potential place of employment.
- d. Equal Opportunity Standards. All replacement housing for listings and referrals shall be open to all regardless of race, color, religion, or national origin, in a manner consistent with Title VIII of the Civil Rights Act of 1968, Statutes and regulations administered by the Commonwealth of Massachusetts Commission Against Discrimination, and available without discrimination based on source of income (e.g., welfare).

3. Informational Program

Families and Individuals. Informational material for families and individuals shall include the following:

- A complete description of the nature and types of project activities which will be undertaken, including an identification of areas which will be affected by displacement.
- b. An indication of the availability of relocation payments, including the types of payments, the general eligibility criteria for residential occupants, and a precaution about premature moves that might make persons ineligible for benefits.
- c. A statement indicating that no person lawfully occupying property which is to be acquired will be required to move without at least 120 days' written notice from the Authority.
- d. A clear explanation, in layman's language, and/or a map of the boundaries of the project or program area.
- e. A statement of the purpose of the relocation program and brief indication of the services and aids available.
- f. Assurance that families and individuals will not be required to move before they have been given an opportunity to obtain decent, safe, and sanitary housing within their financial means, except for the causes set forth within the Authority's HUD-approved eviction policy.



- g. Encouragement to site occupants to visit the relocation office, to cooperate with the relocation staff, to seek their own standard rehousing accommodations, and to notify the relocation office prior to the move if they move on their own initiative.
- h. A brief description of what constitutes comparable, decent, safe, sanitary housing, including the physical standards for housekeeping units.
- i. A layman's description of the Federal Fair Housing Law (Title VIII of the Civil Rights Act of 1968), Executive Order 11063, and applicable State and local fair housing or antidiscrimination laws, as well as rights under Title VI of the Civil Rights Act of 1964.
- j. A statement that the Authority will provide assistance to persons in obtaining housing of their choice, including assistance in the referral of complaints of discrimination to the appropriate Federal, State, or local fair housing enforcement agency.
- k. A summary of the eviction policy described in the approved relocation program.
- 1. If applicable, a statement that a code compliance is in effect in the community, and that if a family or individual moves to a substandard housing unit, it may be inconvenienced when action is taken to bring the unit up to code standards.
- m. The address, telephone number, and hours of the relocation office.
- n. Statement that a certificate of displacement (FHA Form 3476) will be provided to displaced persons to indicate their priority for certain types of housing, including HUD-assisted rental housing, or when seeking HUD-FHA sales mortgages.

4. Assistance in Obtaining Housing

a. Listings. The BRA shall provide current information on a continuing basis to residents on availability, price, and rental of decent, safe, and sanitary housing according to their preferences, in keeping with the standards set forth in Chapter 2, Section 3.b. of the Relocation Handbook. The Authority shall refer to residents to be displaced currently available dwelling units of appropriate size to meet their needs, and which are within their ability to pay. In keeping with BRA practices, no referrals shall be made to any broker, or other party, or agency who discriminates on the basis of race, color, creed, or national origin.

b. Referrals

- (1) Relocation housing shall be inspected prior to referral to assure that it meets HUD-approved standards, except for housing which has been approved by HUD or V.A. for mortgage insurance or guarantee, or public housing.
- (2) No individual or family shall be referred to a unit which:
 - (a) Is structurally substandard or which fails to meet local codes and ordinances or is of insufficient size.



- (b) Exceeds the family's or individual's ability to pay. (The BRA shall thoroughly explore with each individual and family, individual needs and preferences relative to the allocation of their income for housing.)
- (c) Is in a neighborhood slated for governmental action, unless that action is related to rehabilitation or improvement of neighborhood amenities; or into any blighted or deteriorating area for which improvements are not planned to be undertaken within a short period of time. In no case shall referral be made to a unit from which it can reasonably be anticipated that the family or individual may subsequently be displaced.
- (3) In making referrals, the BRA will give primary consideration to the preference of the displaced household, proximity of the dwelling unit to the wage earner's place of employment or potential employment, as well as to proximity to public transportation and any other public facilities essential for the successful adjustment of the family or individual.
- (4) The BRA shall assist all interested and apparently eligible families and individuals in making application to the Boston Housing Authority for the purpose of filing an application for admission.

c. Assistance in Obtaining Housing

- (1) Problems Encountered by Families or Individuals. Families and individuals shall be advised to refer to the BRA any problems experienced in obtaining housing or other accommodations. The Authority shall assist in resolving problems which arise in connection with availability or accessibility of accommodations, whether or not the displaced person was referred to the accommodations by the BRA.
- (2) Information on Available Housing. The BRA shall provide prompt information on available sales and rental housing, counseling, and shall assist families and individuals in obtaining units of their choice.
- (3) Assistance to Prospective Homeowners. The BRA shall provide counseling and assistance to prospective homeowners in obtaining mortgage financing, including, but not limited to, advising on purchase and sales offers, inspection of the property, obtaining credit reports, and verifying employment where this is necessary to affect the purchase, and making any other arrangements with lending institutions to facilitate the obtaining of mortgages, particularly for minority-group and low-income families and individuals. Families and individuals who desire to become homeowners will be advised of their priority to purchase HUD-acquired properties and of the availability of HUD-assisted mortgage programs.
- (4) Other Assistance. The BRA shall assist families and individuals in obtaining priority for admission to rental and sales housing, particularly HUD-assisted low- and moderate-income housing developed under Sections 221(d)(2) and 221(d)(3); R; Sections 235 and 236, and Federal Rent Supplement Housing. Families and individuals will be advised of V.A. acquired properties as well as HUD-acquired properties that may be available.



d. Housing Discrimination Complaint. If a family or individual is unable to purchase or rent a replacement dwelling because of discriminatory practices relating to race, color, creed, or national origin, Form HUD-903, Housing Discrimination Complaint, shall be made available to each family or individual so aggrieved, as well as information concerning recourse available through the Massachusetts Commission Against Discrimination. The BRA will take positive action to assist each individual and family, as well as business concerns, to have the full opportunity to relocate to a site or dwelling of their choice.

Discrimination in the sale, leasing, or rental of single and multiple family dwellings on the basis of race, color, creed, national origin, or national ancestry is prohibited by the Fair Housing Practices Law (Section 7 of Chapter 151B of the Massachusetts General Laws, as amended).

Every family and individual will be advised of the availability of assistance in seeking housing in the area of his choice, and in procedures available, in the event discrimination in the sale or rental of housing is suspected (see next page).

5. Relocation Payments

The BRA shall make relocation payments to eligible site occupants in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and HUD regulations contained in the Relocation Handbook, as outlined below.

- a. Basic Eligibility Requirements. For the purpose of establishing eligibility for any relocation payment, a displaced person is a family or individual who moves from real property within the project area, or moves his personal property from such real property on or after the date of the pertinent contract for Federal financial assistance for the project, and is displaced as a result of:
 - (1) Acquisition of real property for a project or receipt of a BRA notice of interest to acquire.
 - (2) Code enforcement or rehabilitation upon:
 - (a) Receipt of a written order to vacate from the owner or code enforcement agency on the grounds that code enforcement or rehabilitation activities will be undertaken.
 - (b) Commencement of code enforcement or rehabilitation activities where the Authority concludes that the person has moved in reasonable anticipation of such activities, and that either: (1) the owner has notified the tenant of an increase in rent of not less than 10% which would result in the rent exceeding 25% of total household income; or (2) code enforcement or rehabilitation which could not reasonably be undertaken without the vacating of the real property.

b. Type of Payments

- (1) Payments for Moving and Related Expenses:
 - (a) Actual Reasonable Moving Expenses. A family or individual who elects to receive a relocation payment for actual reasonable moving expenses shall be paid the full amount of eligible costs including expenditures for:



(Distributed to all Displaced Persons)

YOUR HOUSING RIGHTS

Discrimination in the sale or rental of housing because of your race, creed, color (or national origin) is illegal under state and federal law. You should seek assistance if you suspect that:

- * You were denied the opportunity to buy or rent a house or apartment by either the owner or his agent.
- * You were told a house or apartment was not available when it really was.
- * You were offered different terms or conditions of sale or rental than someone else was offered.

WHAT TO DO

- * Contact your relocation worker immediately and report what happened. Be sure to note the name of the owner or agent and the address of the property.
- * Your worker will assist you if you wish to obtain legal assistance (at no cost) and file a complaint with the Massachusetts Commission Against Discrimination.

THE COMMISSION OR COURT OF LAW MAY

- * Delay or prevent the sale of the house or rental of the apartment to someone else.
- * Make it possible for you to buy or rent the house or apartment you desire.
- * Award you damages and court costs or take other action that could satisfy your grievance.

You need not be able to provide proof of discrimination. You need only to report any incident where you feel discrimination has occurred.



- 1) The cost of transporting persons or personal property from the project site to a replacement site (including transportation to storage). Transportation costs beyond the first 50 miles from the boundary of the political jurisdiction in which displacement occurs are not eligible except when the Authority determines that a move of a longer distance is justified and reasonable.
- 2) Packing and crating personal property.
- 3) Obtaining estimates for moving expenses.
- 4) Storage of personal property for a period generally not to exceed six months when the Authority determines that storage is necessary.
- 5) Insurance premiums covering loss and damages of personal property while in storage or transit.
- 6) The disconnection and reconnection of households appliances.
- 7) Property lost, stolen, or damaged (not caused through fault or negligence of the displaced person, his agent, or employees) in the process of moving where insurance to cover such loss or damage is not available.
- 8) Ineligible expenditures include additional expenses incurred because of living in a new location, cost of moving real property in which the displaced person retained ownership, interest on loans to cover moving, personal injury, cost of preparing the claim for moving expenses, and modification of personal property to adapt it to the replacement dwelling.
- 9) Payment of Claims. A claim for a payment for actual moving expenses, supported by a bill or other evidence of expenses incurred, must be submitted to the BRA within six months of the date of the displacement. By prearrangement between the BRA, the displaced person and the mover (evidenced in writing), the claimant or the mover may present an unpaid moving bill to the Authority for direct payment. The BRA has the obligation to assure that the mover has fulfilled all contractual arrangements prior to making the payment directly to the mover.
- (b) Fixed Payment and Dislocation Allowance. A family or individual who elects to receive a fixed payment in lieu of actual moving expenses shall be compensated as follows:
 - 1) In an amount not to exceed \$300, in accordance with the number of rooms of furniture to be moved. (With the approval of the BRA, an allowance for one additional room may be made in calculating the fixed payment to assist in moving articles stored in attics, cellars, or garages.)



Fixed Payment Schedule

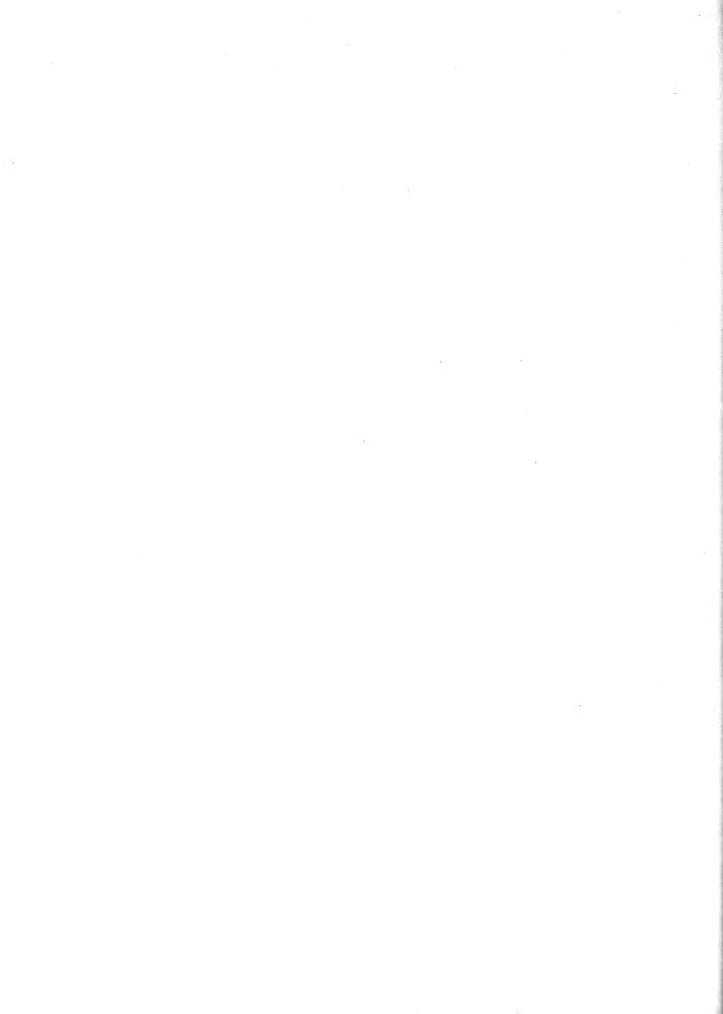
1	Room	\$ 60	5 Rooms	\$225
2	Rooms	130	6 Rooms	250
3	Rooms	150	7 Rooms	275
4	Rooms	190	8 Rooms or	300
			More	

Families or individuals living in a furnished apartment and not owning furniture, \$25 for the first room and \$15 for each additional room.

- 2) Plus a \$200 dislocation allowance.
- 3) An advance dislocation payment may be made to a claimant who elects to receive a fixed payment if the BRA determines that a hardship exists (e.g., the claimant needs money for a security deposit on a replacement dwelling).
- 4) If individuals (not a family) are joint occupants of a single-family dwelling unit, each eligible claimant shall be entitled to actual moving expenses. If the individuals elect to receive a fixed payment, with more than one claim is submitted, the amount of the fixed payment and the dislocation allowance shall be prorated among the claimants.
- (2) Replacement Housing Payment for Homeowners
 - (a) Purpose. To provide assistance to displaced owner-occupants to purchase and occupy comparable suitable standard replacement housing. The Replacement Housing Payment may be in an amount not to exceed a total of \$15,000, which may include a price differential payment, an interest payment, and an incidental expense payment.
 - (b) Eligibility Requirements. A family or individual may be eligible for a Replacement Housing Payment if:
 - 1) Displaced from a dwelling acquired for the project, or demolished (in accordance with local codes) in connection with the project.
 - 2) An owner-occupant of the acquired property for not less than 180 days prior to the initiation of negotiations for acquisition (or in the case of demolition, not less than 180 days prior to vacating the dwelling).
 - 3) Purchases and occupies a standard replacement dwelling within one year after the date on which he receives the final payment from the BRA of all costs of the acquired dwelling, or on the date on which he moves from the acquired dwelling, whichever is later.

(c) Payment Components

1) The Differential Payment is the amount, if any, which when added to the acquisition payment for the acquired dwelling equals the reasonable cost of a comparable replacement dwelling. The reasonable cost of a comparable replacement dwelling may be established by one of two methods:



- a) Schedule of Average Prices of Comparable Sales Housing in Locality, or, at the option of the displacee.
- b) A Comparative Method to determine the cost of comparable housing on a case-by-case basis through the use of the sales price of one or more dwellings which are representatives of the acquired dwelling. The comparable dwelling may be selected by the BRA or by the displaced person, with the approval of the Authority. In no case shall the differential portion of the payment be greater than the difference between the new purchase price and the acquisition price for the acquired property.
- 2) The Interest Payment is an amount to compensate the displaced homeowner for the present worth of any loss of favorable financing. The acquired dwelling must have been encumbered by a bona fide mortgage for not less than 180 days prior to the initiation of negotiations.
- 3) The Incidental Expense Payment is an amount to compensate the displaced homeowner for expenses incidental to the purchase of replacement housing, such as legal, closing and related costs, lender, FHA or V.A. appraisal fees, FHA or V.A. application fee, certification of structural soundness, credit report, owner's and mortgagee's assurance of title, sales or transfer taxes, escrow-agent's fee, and other expenses as determined eligible by HUD.
- (d) Notification of Eligibility. The BRA shall provide written notification of eligibility requirements for the Replacement Housing Payment to each owner-occupant of residential property to be acquired. Upon the written request of the claimant, a letter of verification of potential eligibility for the payment will be furnished to a responsible lending institution or other party designated by the claimant.
- (e) A Claim for Replacement Housing Payment for Homeowners may be submitted within six months following purchase and occupancy of a standard replacement home. Whenever necessary, and if requested by the claimant, the payment shall be made on the date and at the place of settlement in order to facilitate relocation.

If individuals (not a family) are joint owner-occupants of an acquired single-family dwelling, each eligible claimant shall be paid a prorated share of the total payment applicable to a single individual.

- (3) Replacement Housing Payments for Tenants and Certain Others.
 - (a) Purpose. This payment may be in an amount not to exceed \$4,000 and be used:
 - 1) To assist in the rental of replacement housing for a period not to exceed four years (i.e., rental assistance payment).
 - 2) To assist in making a downpayment towards the purchase of a replacement dwelling.



- 3) To assist a homeowner temporarily displaced by code enforcement or voluntary rehabilitation.
- (b) Eligibility Requirements. A family or individual may be eligible for the Replacement Housing Payment for Tenants and Certain Others if:
 - 1) Displaced from a dwelling acquired for the project or demolished (in accordance with local codes), or as a result of code enforcement, voluntary rehabilitation, or improvement of private property pertaining to the project.
 - 2) A tenant who lawfully occupied the dwelling from which he is displaced for a period of not less than 90 days prior to the intiation of negotations for acquisition. In cases other than acquisition, he must have occupied the dwelling for 90 days prior to the date of vacating the dwelling, or
 - 3) A homeowner who occupied the dwelling from which he is displaced for not less than 90 days prior to initiation of negotiations for acquisition, and who either is not eligible for, or does not elect to receive a Replacement Housing Payment for Homeowners, and
 - 4) Rents or purchases and occupies a standard replacement dwelling.
- (c) Payment for Claimant Who Rents. The amount of the rental assistance payment will be based on the difference between the average monthly rental including utilities before relocation, and the actual or average rental price for a comparable standard suitable apartment after relocation. The difference is multiplied by 48 (months) to determine the total amount of the payment, not to exceed \$4,000 over a four-year period.

If the average montly rental before relocation is higher or lower than similar housing in the area, or if the displaced person is an owner, or for any other reason is not required to pay rent, the prerelocation basic rent shall be the economic rent for similar housing in a similar area. Additionally, if the average pre-relocation rental exceeds 25% of the adjusted annual household income, the payment shall be computed on the basis of the difference between 25% of the adjusted income and the cost of comparable replacement housing.

The displaced person shall have the right to elect to use either the schedule method, or the comparative method in determining the cost of standard replacement housing. (In the event the BRA determines that neither of these methods is feasible in a given situation, an alternative method may be used with prior HUD approval.) In no case shall the payment represent more than 48 times the difference between the new gross monthly housing costs and the monthly costs of the housing from which they are dislocated.

(d) Inspection of Replacement Housing Unit. The BRA shall inspect the dwelling unit to which the claimant moves to determine that it meets applicable standards. If the rental assistance payment is being made in annual installments, the BRA shall verify that the unit remains decent,

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safe, and sanitary before making each payment. In the event the dwelling is too far away or inspection is otherwise impractical, a Claimant's Report of Self-Inspection of Replacement Dwelling Unit must be submitted by the claimant before the annual installment can be made. Appropriate notification and the Self-Inspection form will be mailed to the claimant at least 30 days prior to the anniversary date of receipt of his initial payment. If the dwelling is determined to be substandard, the BRA shall notify the claimant of his ineligibility to receive the rental assistance payment unless the dwelling is brought up to approved standards or he moves to a standard unit.

- (e) Payment for Claimant Who Purchases. If a displaced person elects to purchase instead of renting, he may receive a payment of up to \$4,000 for a downpayment towards the purchase of a replacement dwelling, allowing that:
 - 1) If the claim is for more than \$2,000, the claimant must match, dollar for dollar, the amount in excess of \$2,000 up to the maximum of \$4,000.
 - 2) The amount of the payment may not exceed the amount that would be required for a conventional down payment.
 - 3) The full amount of the payment must be applied to the purchase price and such payments including incidental expenses, and must be shown on the closing statement.
- (f) Payment to Homeowners Temporarily Displaced. A homeowner temporarily displaced as a result of code enforcement (other than demolition) or voluntary rehabilitation may be eligible to receive a rental assistance payment that is calculated in the same general manner as for owners who elect to rent.
- (g) Claiming Payment. A Claim for Replacement Housing Payment for Tenants and Certain Others, accompanied by evidence that the replacement dwelling is standard, must be submitted to the BRA within a period of six months after displacement of the claimant.
- c. General Notification. The BRA shall notify, at the earliest possible date, all persons who may be displaced or otherwise affected by project activities of the availability of relocation payments, the office where detailed information may be obtained, and the dates governing eligibility for the payments.

d. Processing of Claims

- (1) A Claim for a Relocation Payment (other than a Claim for a Replacement Housing Payment for Homeowners) must be submitted to the BRA within six months after displacement of the claimant. A claim for a Replacement Housing Payment for Homeowners may be submitted within six months following purchase and occupancy of a standard replacement home.
- (2) Payment shall be made by the BRA as promptly as possible after a person's eligibility has been determined in accordance with HUD regulations and procedures.



- (3) Ineligible claimants shall be given written notice of the reasons for rejection of a claim. If ineligibility is based solely on the basis of a move to substandard housing, a claimant must be so notified and given time (tenants, 90 days; and owners, up to one year) in which to either move to a suitable standard dwelling unit or bring the unit into conformance with HUD-approved relocation standards.
- (4) The BRA may set off against a relocation payment claim of an otherwise eligible person any financial obligations to the BRA arising out of the use of the real property from which the claimant is displaced, and which are unpaid by the claimant (e.g., deducting delinquent rent, provided that the BRA has not been negligent with respect to timely collection of rent). Whenever the BRA determines the financial obligation could not be met without undue hardship to the claimant, the obligation shall not be set off against the claim. The \$200 dislocation allowance is not subject to setoff.
- (5) Before taking any setoff action, the BRA shall notify the displaced person of its intention to set off the claim and shall advise the person that he may, within 30 days, file a statement denying or disputing the claim. If such statement is filed by the person, the BRA may tentatively setoff the claim if it institutes within 30 days and diligently prosecutes a judicial action to obtain a judgment for the claim. Once the BRA obtains a judgment for the claim, the setoff will be deemed final. If judicial proceedings are instituted and the BRA is denied a judgment, or if the BRA does not institute and prosecute proceedings, the full amount of the claim shall be paid, if otherwise eligible.
- (6) The BRA shall maintain in its files complete and proper documentation supporting the determination made with respect to each claim.

6. Temporary Moves

- a. The BRA shall minimize the use of temporary relocation resources, but may use such resources with prior HUD concurrence when adequate permanent relocation resources are not available at the time of displacement from the neighborhood, or when the HUD-approved project plan anticipates moves back into completed accommodations in the project or program area. Temporary relocation will not diminish the responsibility of the Authority to offer relocation assistance and services designed to achieve permanent relocation of site occupants into suitable facilities.
- b. No temporary moves will be undertaken without prior HUD approval except in cases of emergency. A temporary move shall be made only under the following conditions:

Families and Individuals

(1) Temporary Move

(a) The move is necessitated: 1) in the case of an emergency; 2) where an individual or family is subject to economic hardship or conditions hazardous to his or his family's health or safety; or 3) in extraordinary situations where in the absence of a temporary move the progress of the project or program would be substantially delayed.



- (b) The HUD-approved project plan anticipates moves back into completed accommodations in the project or program area.
- (2) The temporary housing is decent, safe, and sanitary and within the financial means of the family or individual.
- (3) The BRA shall have determined that within 12 months of the date of the temporary move, or such longer period as HUD may approve upon request, or as part of the project plan, appropriate replacement housing will be available for occupancy by the persons temporarily rehoused.
- (4) Prior to temporary move, the BRA will provide written assurance to each family and individual that:
 - (a) Replacement housing in standard condition will be available at the earlies possible time, but in any event no later than twelve months from the date of the temporary move, unless HUD has approved a longer period.
 - (b) Replacement housing will be made available on a priority basis to the individual or family who has been temporarily rehoused.
 - (c) The move to temporary rehousing will not effect a claimant's eligibility for a replacement housing payment, nor deprive him of the same choice of replacement housing units that would have been made available had the temporary move not been made.
 - (d) If the project plan anticipates moves back into replacement housing accommodations in the project or program area, the individual or family who has been temporarily displaced will be given priority opportunity to obtain such housing accommodations.

c. Cost of Temporary Moves

(1) Amount

- (a) For either the temporary or the permanent move, the person displaced may elect to receive either reimbursement for the actual moving costs or a fixed moving payment and Dislocation Allowance. The alternate move will be paid for by project funds.
- (c) Homeowner Temporarily Displaced As a Result of Code Enforcement or Voluntary Rehabilitation. A homeowner temporarily displaced as a result of code enforcement (other than demolition) or voluntary rehabilitation, may be eligible for a Replacement Housing Payment for Tenants and Certain Others.

7. Social Services

a. Services to be Provided. All families and individuals shall be provided with ready, convenient access to needed social services and counseling both prior to, and subsequent to relocation. Necessary services and counseling shall also be made available to those residents who do not move, whenever the need exists. The BRA shall provide, or have provided, all necessary job, financial, educational, health, and other services and counseling needed, and shall follow up to determine whether the services have been provided and adequately utilized. The BRA shall also take whatever steps may be necessary to assure the provision and utilization of the services.



b. The BRA shall either provide special staff or contract with appropriate agencies to coordinate the provision of social services and counseling to displaced families and individuals, and referrals to public and private agencies for aid.

8. Self-Relocation and Inspection

The BRA shall inspect the dwellings of families and individuals who select their own housing prior to the move if at all possible. If the BRA does not have prior knowledge of the move, the family or individual will be traced. When a dwelling is found to be substandard, the BRA will offer assistance in securing standard accommodations. If the family or individual declines a reasonable number of offers of standard dwelling units and its present dwelling unit does not meet code requirements of the City of Boston Housing Code, the BRA shall, in the case of rental units, refer the matter to the Boston Housing Inspection Department with the objective of requiring the landlord to bring the unit into conformity with the code. The BRA shall request notification from the Housing Inspection Department when the deficiencies have been corrected.

9. Eviction Policy

Eviction will be utilized only as a last resort and in no way affects the eligibility of evicted displaced persons for relocation payments. Every effort shall be made to prevent eviction by a private landlord. BRA relocation records will be documented to reflect the specific circumstances surrounding the eviction from BRA-acquired property. Eviction shall be undertaken only for one or more of the following reasons:

- a. The failure to pay rent except in those cases where the failure to pay is based upon the BRA's failure to keep the premises in habitable condition.
- b. Maintenance of a nuisance or use of the premises for illegal purposes.
- c. Material breach of the rental agreement.
- d. Refusal to accept one of a reasonable number of offers of accommodations meeting HUD-approved relocation standards.
- e. The eviction is required by State or local law, and cannot be avoided by the BRA.

10. Relocation Records and Reports

The BRA shall maintain up-to-date records on the relocation of all occupants and submit to HUD periodic progress reports on relocation.

Relocation Records. The BRA shall develop and maintain relocation records, beginning with the information secured during the first interview to assess the needs of the displaced person. A separate record shall be prepared for each family, even though the family may not be maintaining a separate household; each individual maintaining a self-contained housekeeping unit, or a non-housekeeping unit. The record shall contain all data relating to relocation of the displaced person, including the nature and dates of services that are provided, the type and amount of relocation payments, made, and the location to which those displaced are relocated, including a description of the accommodations.



11. BRA Evaluation of Relocation

The BRA shall periodically evaluate the relocation advisory assistance program to gauge its effectiveness in assisting persons affected by HUD-assisted programs or projects. The following factors are among those which will be considered:

- a. The effectiveness of relocation in upgrading the housing and overall environmental conditions of persons displaced.
- b. The extent of resident involvement in planning and execution of the relocation program.
- c. The method(s) for identifying significant problem areas and the procedures utilized in obtaining satisfactory solutions.
- d. The effectiveness of the social service program, including counseling services in helping residents adjust to relocation, and in helping solve individual and family problems.
- e. The extent of utilization of HUD-assisted and VA-insured housing as a relocation resource.
- f. The effectiveness in assuring equal opportunity for displaced persons and in reducing patterns of minority-group concentration.
- q. The effectiveness of the relocation services provided, including counseling services.
- h. The satisfaction of relocation families, and individuals in their new locations.
- i. The promptness of processing claims and the making of payments, including the amounts, delivery, and the use of relocation payments.
- j. The effectiveness of grievance procedures.

C. ESTIMATE OF ANTICIPATED DISPLACEMENT - 1973 ACTION YEAR

FAMILIES AND INDIVIDUALS

No. of Families	White Non-Minority	Negro/ Black	Spanish- American	Total
Elderly Other	1 11	6 19	0 26	7 56
Individuals				
Elderly Handicapped Other	0 0 0	2 0 1	0 0 1	2 0 2
Total	12	28	27	<u>67</u>



BUSINESS CONCERNS

Type of Business	Anticipa	ated Displacement
Retail Service		5
Wholesale		1
Manufacturing		1
OwnersMulti-Family Buildings		19
Other		_2_
	Total	28

D. GENERAL CHARACTERISTICS OF FAMILIES AND INDIVIDUALS TO BE RELOCATED DURING THE 1973 ACTION YEAR

1. East Boston II

No families or individuals live within the East Boston II N.D.P. area.

2. Gouldville-Dudley

There are 37 households residing in twelve buildings proposed for acquisition within the Gouldville-Dudley Street Project Area. Twenty-seven of these households were surveyed over a ten-day period beginning on November 15, 1972. Although repeated callbacks were made to those not at home during this period, it was not possible to contact the remaining households directly, although information was available in all instances concerning tenure, sometimes occupation, and size of unit (since at least one household in every building was surveyed). Most of the buildings are wooden, three-family structures.

The households are predominantly young, Spanish-speaking families with apparently limited income, who are generally residing in units which are both substandard and overcrowded, many of which have been occupied for only a brief period.

Based on the residents surveyed, projections for the total 37 households, including 34 families and 3 individuals, are utilized to establish the relocation caseload to be displaced by acquisition. The projected caseload includes 26 Spanish-speaking, ten black, and one white household. With the possible exception of two, all appear eligible for publicly-assisted housing with an average monthly income of \$376. Welfare assistance is the primary source of income for 21 households. Eight heads of household are employed, six are retired, and two did not report a source of income. Four heads of household are elderly. There are four owner-occupants among the 37 households.

All of the surveyed households expressed a strong interest in returning to the new housing proposed for the project area, although one household expressed a preference for sales housing. It is anticipated that at least two of the present owners may wish to purchase again, but all four could so decide at the time when they would become eligible for a Replacement Housing Payment for Owners. The great majority of the tenant households (over 60%) will need large subsidized units having three to five bedrooms. Project bedroom needs for the 37 households to be affected by acquisition include:

7 1-bedroom 7 2-bedroom 11 3-bedroom 8 4-bedroom

4 5-bedroom



Among the buildings proposed for rehabilitation are ten where the extent of rehabilitation might require vacating the units during the work period. The physical condition of the units could possibly raise questions concerning the economic feasibility of rehabilitation by the current owners, which could also result in relocation of tenants and/or owner. The group includes eight 3-family homes, one single-family, and one duplex home, among which there appears to be 29 occupied units.

No surveys have been made at this time since it is difficult to predict many months in advance the impact of rehabilitation on a particular building or unit, and whether remaining during rehabilitation would be desirable from the point of view of the owner or tenant. Furthermore, it is not considered desirable to cause anxiety concerning the likelihood of displacement to residents who may ultimately not be required to move.

It is, therefore, assumed that up to half of the total households may vacate permanently as a result of rehabilitation (including two owners and twelve tenants), and that two-thirds of the remaining fifteen will be required to move temporarily but will be eligible, and will choose to return to their units.

Additional provisions, accordingly, will be necessary for twenty-four Moving Payments, sixteen Replacement Housing Payments for Tenants, and two Replacement Housing Payments for Owners.

3. Lena Park

There are twenty-three households residing in fifteen buildings proposed for acquisition within the Lena Park Project Area. Of these, six are fully occupied, six are partially occupied, and there are three additional vacant buildings. The buildings are predominantly three-family houses located on Lorne Street, in a neighborhood that has physically deteriorated over the past few years.

There are three owner-occupants and twenty tenants among the households to be affected by the proposed property acquisition. Of these households, the relocation staff contacted twenty-one and conducted relocation surveys; two households could not be contacted despite repeated attempts and return visits. Of the twenty-one households, eighteen are black, two are white, and one is Spanish speaking. Households tend to be large, with the average size slightly more than five persons per unit.

Average household income is modest--\$5,530. Of the twenty-one households surveyed, eighteen appeared eligible for publicly-assisted housing, two fall within the Sec. 236 income limits, and one is over the Sec. 236 income limits. Wages or earnings are the primary source of income for eight households; public assistance the primary or supplementary source of income for nine households; and Social Security/Pensions the source of income for four more. There are five elderly heads of household, of whom only two expressed an interest in elderly housing.

Twenty households indicated some preference for relocation housing. Four preferred to purchase homes, eleven specified publicly-assisted housing, and five preferred private rental housing (although rental subsidy would appear necessary in two cases to being the rental cost within 25% of income).

Nine families and individuals definitely wish to remain in or return to the proposed new housing within the project area, and six more were less certain but indicated they might also wish to remain within the neighborhood. Three households mentioned other sections of Boston (Dorchester and Mattapan), two expressed a preference for the suburbs, and one had no preference at the time of the survey.



The housing resources needed tend to be large and include:

3 1-Bedroom Units 4 4-Bedroom Units 4 2-Bedroom Units 2 5-Bedroom Units 7 3-Bedroom Units 1 6-Bedroom Unit

(The unit size of the two households not surveyed are believed to be small.)

4. Washington-Corey

The proposed project will cause the displacement of nine households currently residing in two buildings located at 118 and 120 Corey Road. (See Table II) Average household size is 3.4 persons; annual incomes range from \$2,400 to \$15,000. Excluding two households who refused income information, the average annual income is \$8,890. Of those supplying information, three households are apparently eligible for public-assisted housing, two for moderate-income housing, and two are above maximum income levels.

Bedroom requirements include two 1-bedroom apartments, three 2-bedroom apartments, three 3-bedroom apartments, and one-4 bedroom apartment (to accommodate a household of four adults). Refer to chart for breakdown of bedroom size by household income. Seven households prefer to remain within the Brighton-Brookline area, although two of these will consider other areas in the locality. Two households expressed a desire to leave the Boston area. No person handicapped or sixty-five years of age or older will be displaced.

RELOCATION SERVICES TO BE PROVIDED TO BUSINESSES

1. Administrative Organization

E.

- a. The Boston Redevelopment Authority's Business Relocation Staff shall administer the business relocation program.
- b. A Business Relocation Specialist shall be assigned on an as-needed basis. Relocation Resources, clerical records coordination and claims review as well as administration shall be provided by the Central Business Relocation Office Staff.

2. Relocation Resources

Suitable relocation resources will be provided to each business to be relocated. Through prudent and careful staging of dislocation, no serious relocation space problems are foreseen.

The Authority will offer Business Relocation Space when it meets the following requirements:

- a. It shall be in space that is in compliance with all applicable existing building codes and zoning requirements and is not to be acquired by public action in the foreseeable future.
- b. The cost is reasonably consistent with the cost of comparable space in that community.
- c. Access, utilities, other services, and environmental characteristics of building or space area are reasonably consistent with that business's specific relocation requirements and preferences.
- d. The cost is reasonably within the ability of the business to pay.

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3. Advisory Services

The Authority shall provide advisory services to all business concerns and non-profit organizations to be displaced. It shall also provide services to businesses adjacent to the Project area, or businesses suffering economic injury because of project activities.

These services shall include such things as consultations, continuing current information on relocation sites, zoning ordinances, economic information, Small Business Administration programs and referrals to the Small Business Administration for managerial and technical assistance.

4. Temporary Relocation

In the event that a temporary move is necessary because:

- a. Permanent relocation resources are not available
- b. when the Dept. of Housing and Urban Development-approved plan anticipates a move back into completed accommodations in the Project Area. Such temporary move shall be considered a project cost.
 - (1) The Authority will follow the same general procedures regarding bids, documentation, etc., as it does for relocation moves, except it shall obtain prior approval from the Dept. of Housing and Urban Development.
 - (2) The Authority shall assure payment both for the initial move to temporary on-site locations and for the move from the temporary to the permanent location, and the Relocation Agency shall so notify each occupant to be temporarily relocated.
 - (3) The cost of a temporary move will be incurred by the Authority whenever such a move is initiated by the Authority.

5. Eviction

Every effort shall be made to avoid eviction. Agency relocation records will be documented to reflect the specific circumstances surrounding the eviction from Agency-acquired property, and no eviction may occur prior to review and approval of the Authority. Eviction shall occur only as a last resort and shall be undertaken only for one or more of the following reasons:

- a. The occupant of Agency-acquired property fails to pay rent, except in those cases where the failure to pay rent is based upon negligence in keeping the premise in habitable condition
- b. Maintenance of a nuisance or use of the premises for illegal purposes
- c. A material breach of the rental agreement
- d. Refusal of 3 or more referrals of suitable relocation space
- e. Continuous refusal to admit a Relocation Interviewer who attempts to provide assistance and who visits the Occupant at reasonably convenient times, and has, wherever possible, given notice of his intention to visit the person to be displaced
- f. Eviction required by State or Local Law which cannot be avoided by the Local Agency



g. The State Bureau of Relocation shall be notified at least one week prior to the initiation of legal proceedings for eviction.

Eviction shall in no event jeopardize or otherwise affect a tenant's right to relocation payments, provided that the business which is moving, fulfills all Department of Housing and Urban Development requirements for submission of documentation.

6. Grievance Procedure

It is anticipated that a grievance procedure will be established following current Federal guidelines.

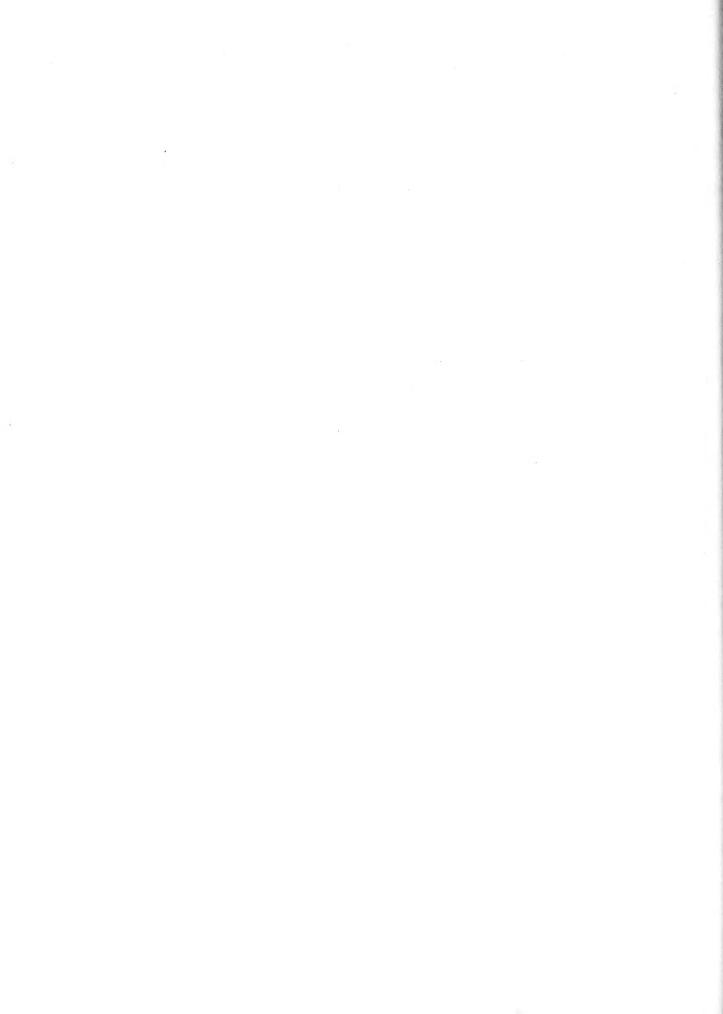
7. Property Management

Acquired occupied property will be maintained in habitable and sound condition. All basic services (including plumbing, heating, and electrical systems) will be maintained at a safe and operating level until all occupants have, in fact, moved. Use and Occupancy Charges will be made and the Authority will provide heat, light, and gas, unless otherwise provided by a Use and Occupancy Agreement.

- a. Use and Occupancy Charges to commercial tenants shall be no higher than rent paid before acquisition, except that rent may be increased to the cost of providing services rendered, plus taxes.
- b. Each acquired property which is occupied will be covered by a Use and Occupancy Agreement which will include at least the following items:
 - (1) Rent to be charged
 - (2) Starting date of tenancy
 - (3) Date on which rent payments will be due
 - (4) Date on which rent will begin to accrue
 - (5) Identification of utilities or other services to be furnished by either party
 - (6) Rights of tenants to pro rata refunds of advance rent payment in the event of a move out before the end of a rental period
 - (7) When applicable, the rights of parties as to fixtures
- c. The Relocation Agency will send a Use and Occupancy Agreement by registered mail, return receipt requested, in an effort to obtain a signed receipt from each site occupant confirming receipt of the Use and Occupancy Agreement.

8. Coordination of Project Activities

All project activities will be coordinated to provide that acquisition and relocation will take place in an orderly manner to comply with all Federal and State laws. As the Relocation Agency for all Dept. of Housing and Urban Development Programs, as well as all other governmental agencies causing displacement in the City of Boston, the Authority is aware of all present and proposed activities.



9. Relocation Referrals

The Authority will provide relocation referrals to all businesses on site, unless this assistance is declined in writing.

10. Payments

- a. The Authority shall make payments to displaced businesses in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Displacement as a result of acquisition includes displacement as a result of:
 - (1) The obtaining by the acquiring agency of title to or the right to possession of such real property for a project;
 - (2) The written order of the acquiring agency to vacate such property for a project; or
 - (3) The receipt of a written notice from the acquiring agency of its intent to acquire the real property for such project, provided the acquisition thereafter takes place. (Initiation of negotiations for acquisition must be commenced within 90 days of this notice);
 - (4) As a result of rehabilitation activities under the urban renewal program.
- b. In order for a business to be eligible for relocation benefits, it must be on site at the time that the property which it occupies is acquired by the Authority. Businesses will be notified of the exact eligibility date by the Authority.
 - (1) Each business concern is responsible for preparing and submitting an accurate claim certified to be valid and supported by the required documentation. These payments are intended to compensate, within limitations established by the Department of Housing and Urban Development for:
 - (a) actual moving expenses
 - (b) direct loss of property
 - (c) payment in lieu of moving and related expenses
 - (d) expenses in searching for a new location.
- c. The Authority will set off against a relocation payment claim of an otherwise eligible person, any financial obligations to the Agency arising out of the use of the real property from which the Claimant is displaced, and which are unpaid by the Claimant (e.g., deducting delinquent rent, provided that the Agency has not been negligent with respect to timely collection of rent). Whenever the Authority determines the financial obligation could not be met without undue hardship to the Claimant, the obligation shall not be set off against the Claim.
 - (1) Before taking any set-off action, the Authority shall notify the displaced person of its intention to set off the Claim and shall advise the person that he may, within 30 days, file a statement denying or disputing the Claim. If such statement is filed by the person, the Local Agency may tentatively set off the claim, if it institutes within 30 days and diligently prosecutes a



judicial action to obtain a judgement for the Claim. Once the Agency obtains a judgement for the Claim, the setoff will be deemed final. If judicial proceedings are instituted and the Authority is denied a judgement, or if the Authority does not institute and prosecute proceedings in keeping with the provisions of Section 42.180 of the Dept. of Housing and Urban Development Regulations, the full amount of the Claim shall be paid, if otherwise eligible.

(2) The Authority will document the Claimant's file by stating the nature of any financial obligation to the Agency and describe the basis for the final determination that a setoff against the Claim was or was not warranted.

When any changes in the relocation program are promulgated by the Authority, the Department of Housing and Urban Development, or by the State Bureau of Relocation, the Site Occupant shall be notified in writing.

F. INFORMATION ON BUSINESS CONCERNS TO BE RELOCATED DURING THE 1973 ACTION YEAR

1. The Business Relocation staff of the Boston Redevelopment Authority will be responsible for providing relocation service to the four N.D.P. areas. Staff assistance will consist of finding suitable relocation resources for the tenants, preparing and processing of claims, central administration and liaison if necessary with the Small Business Administration. These services will require approximately 65 man hours per displaced firm.

2. East Boston II

A portion of this area is used by the Massachusetts Port Authority for the storage of imported automobiles which are unloaded from ships in Boston Harbor. These automobiles are stored on the site while awaiting delivery to dealers. Any automobiles stored on the site will have to be moved before project improvements are constructed.

3. Gouldville-Dudley

A survey conducted of the Gouldville-Dudley area by the B.R.A. Business Relocation Staff on January 4, 1972, indicated that four businesses are located within the area: (a) Cottage Pharmacy; (b) Downery-Drum Tavern; (c) Mt. Pleasant Bowling & Billiards; and (d) Apollo Spa. These four businesses appear to be of marginal viability. They will be given priority in locating into commercial uses developed along Dudley Street as part of the N.D.P. activities.

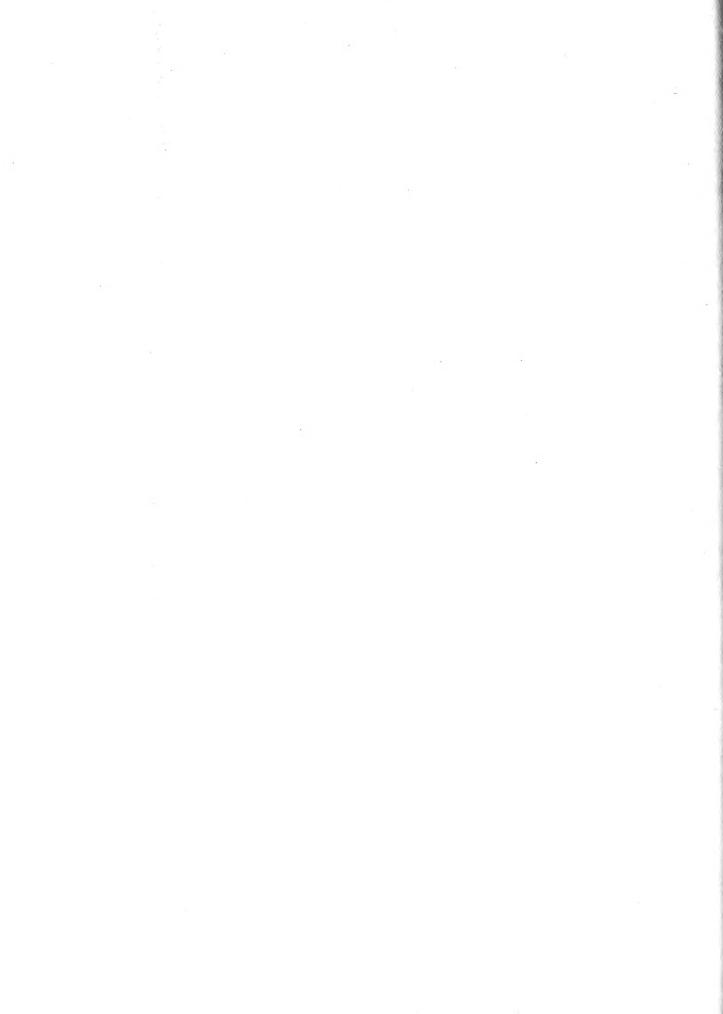
4. Lena Park

No businesses are to be relocated within the Lena Park area.

5. Washington-Corev

At this time there have been no interviews with the managers of the three businesses which fall within the NDP project. With the exception of the gas station, the businesses appear to be of marginal nature.

The vehicle storage lot uses a trailer as an office. The parcel is not paved and the number of vehicles stored on the premises appears from visual surveys over a period of one year to vary greatly from very few to full occupancy.



The light manufacturing use is a greeting card company. On site visual surveys have never found this business to be in operation. The company appears to have a minimal amount of equipment.

The light manufacturing warehouse structure appears to be vacant.

G. DESCRIPTION OF HOUSING SUPPLY

1. Gouldville-Dudley

The primary housing resource for the families will be the 80 to 100 units of new housing planned on scattered sites within the project area. In order to accommodate the families, up to four 5-bedroom units will be included if that proves necessary at the time of actual displacement. The construction will also be staged in such a way that displacement will be minimized.

Since it is likely that 33 to 35 households will be eligible for, and may wish to utilize, low-rent housing, every effort will be made to obtain a sufficient number of subsidized units to accommodate the displaced residents. This will include up to 20% Federal Rent Supplement subsidy and additional leased units from the Boston Housing Authority as may be necessary.

There should also be available other new and rehabilitated units in the general area. The Brunswick Gardens moderate-income development is expected to be completed during this period and could be a source of subsidized 3- and 4-bedroom units. There are also ten Infill housing sites comprising 56 units of 3-, 4-, and 5-bedroom subsidized units in a number of locations which are generally within one mile or less of the Gouldville-Dudley Neighborhood Development Project area. (Although the application period for these units has long since passed, it may be that delays and/or unexpected changes in circumstances might yield some units as alternative relocation resources.) There have also been a number of rehabilitated developments within the area. Most of these are subsidized up to 40%, while some have a higher proportion of subsidy. Displaced families and individuals have priority for any vacancies which may occur in these units, and would also have priority after present occupants in several other rehabilitation packages which are pending but not yet underway.

Thus the new construction and rehabilitation units should provide substantial opportunity for satisfactory relocation. There is also a high vacancy rate in these areas. According to the 1970 U. S. Census, the vacancy rate in the Model City-Washington Park area was 11.8%, and in Dorchester 5.1%. The housing resources cited above are incorporated to ensure that standard housing will be made available within 25% of income of families and individuals to be displaced.

It is possible that two to four households may wish to purchase. For these households or others who may wish to take advantage of the Replacement Housing Payment for Tenants to purchase, experienced staff members will provide assistance and counselling in financial matters, information on various mortgage programs and in obtaining a mortgage, and other related information.

2. Lena Park

The planned new construction and rehabilitation in this area should be an important source of relocation housing for all the families who are so interested.

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The proposed new housing development includes 250-300 units of Sec. 236 low and moderate income duplex housing. Rental subsidy through the Federal Rent Supplement and Leased Housing Programs will be available for at least 25% of the units in order to accommodate lower-income families and individuals. The proposed bedroom percentage distribution by size is 10% efficiency units, 25% 1-bedroom units, 25% 2-bedroom units, 25% 3-bedroom units, 10% 4-bedroom units, and 5% 5-bedroom units or larger. The housing complex will include some limited shopping facilities. All displaced residents will have first priority in returning to this new housing. Whenever necessary, assistance will be available in securing temporary accommodations to await completion of the new housing.

In addition, situated on lower Lorne Street are four buildings which are included in an approved Sec. 236 rehabilitation package of 102 units, including 40% rent supplement. Of the total package, only 30 units are presently occupied (among other buildings outside the Lena Park Area). The planned rehabilitation on Lorne Street will include 11 units with 3 and 4 bedrooms. The package is scheduled to get underway in December of this year, but Lorne Street should be postponed for several months, until after two other buildings containing 50 units are completed. The timing could be most favorable for some of the families on this caseload who wish to remain in the area.

Any tenant or owner who wishes to purchase a home will be assisted by an experienced staff member who, after discussion concerning housing needs, preferences, and financial capability, will describe the various available mortgage programs. Prospective home buyers will be given assistance in finding a house, obtaining financing, packaging the mortgage, and in other areas such as title search, closing costs, interest settlement costs, etc., as necessary to facilitate the purchase. The Replacement Housing Payment will be available for assistance in making a downpayment towards the purchase of a home for tenants and for those owners who may wish to purchase again.

3. Washington-Corey

The displacement of nine households will not present any significant difficulty with regard to locating standard replacement housing of appropriate size and cost within the allotted time period. Within the next eighteen months, 334 units of FHA sponsored housing are to be completed in Brighton by the construction of Brighton Garden Apartments and Babcock Tower Apartments. Of the 334 units, 83 will be within the moderate-income range, and 84 will be within the low-income range through utilization of the Federal Rent Supplement Program. Displaced residents will have priority consideration in applying for these units. In addition, there are over 500 existing units in four other low and moderate income developments and over 900 units of public housing in the Brighton-Allston area for which displacees have priority as vacancies arise.

In view of the small number of families to be affected, an adequate supply of low and moderate housing in the locality, and the absence of any other governmental action causing displacement in the Brighton-Allston area, relocation, given adequate lead time and experienced staff assistance, can be effectively achieved despite a 3.1 vacancy rate for the area (1970 Census). Although none of the households expressed an interest in sales housing, assistance in all aspects of home purchase will be available in the event such an interest is shown at a future date.

H. FAIR HOUSING PRACTICES AND PROCEDURES

If a family or individual is unable to purchase or rent a replacement dwelling because of discriminatory practices relating to race, color, creed, or national origin, Form HUD-903, Housing Discrimination Complaint, shall be made available to each family or individual so aggrieved, as



well as information concerning recourse available through the Massachusetts Commission Against Discrimination. The Authority will take positive action to assist each individual and family, as well as business concerns, to have the full opportunity to relocate to a site or dwelling of their choice.

Discrimination in the sale, leasing, or rental of single and multiple family dwellings on the basis of race, color, creed, national origin, or national ancestry is prohibited by the Fair Housing Practices Law (Section 7 of Chapter 151B of the Massachusetts General Laws, as amended).

I. ESTIMATED NUMBER OF RELOCATION GRANTS

1. Family Relocation Payments (Based on 67 units)

	Moving Payments (Fixed Schedule) Dislocation Allowance Replacement Housing Payment for Tenants Replacement Housing Payment for Owners	\$ 52,515 6,400 234,000 135,000
	Subtotal	\$427,915
2.	Business Relocation Payments	
	7 Commercial Enterprises 19 Multi-Tenant Owners*	\$150,000 126,700
	Subtotal	\$276,700
	15% Contingency Factor	101,657
	GRAND TOTAL	\$806,272

^{*9-}Gouldville-Dudley; 3 Washington-Corey; and 7 Lena Park.

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ND 508 CITIZEN PARTICIPATION REPORT



ND-508----CITIZEN PARTICIPATION REPORT

A. FAST BOSTON II

1. Citizen Participation in the Preparation of the Urban Renewal Plan

The Project Area Committee (PAC), established to advise the Boston Redevelopment Authority (BRA) in its execution of the urban renewal project on the adjacent site (East Boston I), has participated extensively in the preparation of the proposed urban renewal plan.

2. Project Area Committee

The Project Area Committee is composed of residents of East Boston. A substantial number of the major community groups in the area are represented on the PAC (see attached letter). The PAC is a sub-committee of the East Boston Recreation, Master Planning, and Land Use Advisory Council, the group in East Boston, designated by the Mayor of Boston, which advises the City of Boston on issues of concern to the East Boston community. The Council holds open, advertised meetings throughout East Boston.

The Council and, subsequently, the East Boston PAC have been involved since 1969 in the planning and execution of the renewal area on the site adjacent to the proposed NDP area. The PAC has been actively involved in the selection of a developer for the existing NDP and will serve in an advisory capacity during the design development stage. It is expected that the PAC will remain as active and involved in proposals for the proposed NDP.





Mr. Robert T. Kenney, Director Boston Redevelopment Authority One City Hall Square Boston, MA 02201

Nobember 16, 1972

Dear Mr. Kenney;

This Council, the first local advisory council in the City of Boston recognized by the Mayor of Boston, confirms its support of the Sumner Street Neighborhood Development Program (N.D.P.I), which is intended provide 280 units of elderly housing and 20 units of family housing in East Boston. This Council has worked closely with the B.R.A. since 1969 in the development of a plan for this site and a 40 member subcommittee of this Council, the Project Area Committee, has been directly involved with the B.R.A. and B.H.A. in selecting a developer. After selecting a developer, this subcommittee will continue to be involved in reviewing final design plans and the construction of the proposed elderly housing.

This Council has also held numerous public meetings about a General Plan for the area located between Lewis Street and Border Street south of Sumner Street. These meetings were well advertized in the local papers and through door to door fliers. From these master plans, came a recommendation to include a site South of N.D.P.I in the 1973 N.D.P. application. This Council recommended the specific site, called N.D.P. II, to be included in the application and whole heartedly endorses the development plan included in the application.

It is this Council's understanding that it will continue to review the final design plans and construction of the proposed housing and public improvements on the N.D.P. II site. We would urge the B.R.A. to approve the proposed application as quickly as possible and pursue federal funding.

Very truly yours,

Each Go Kelingeles

Edith G. DeAngelis,

President

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Press Release for Immediate Release

Chronology of the planning process for the Sumner Street Housing Development for Senior Citizens

In August, 1971, the East Boston Recreation, Master Planning, Land Use Advisory Council (EBRMPLUAC) was designated as the Project Area Committee (PAC) by the Boston Redevelopment Authority (BRA).

EBRMPLUAC made every attempt to inform all East Boston residents, especially senior citizens, of the numerous planning meetings to be held in order to prepare a "developers' kit". This developer's kit was prepared after considerable input and expressions of preference from the senior citizens who attended the many open advertised meetings. A bus tour of four housing developments in Boston and Cambridge was held to allow the interested and active seniors an opportunity to express their likes and dislikes.

In addition to the many meetings, a concentrated effort was made to form a PAC (which was a sub-committee of EBRMPLUAC) that was predominantly composed of senior citizens. The techniques used were: press releases in local papers over a number of weeks; five hundred fliers distributed door to door in the Maverick Square area; numerous telephone canvasses;

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visits to senior lounges; letters (over 650) mailed to 450 individual seniors; letters sent to 100 organizations in East Boston; 100 letters sent to other interested individuals and a special appeal was made to four senior citizen organizations to send representatives to the PAC.

After a predesignated date was reached, the Project

Area Committee membership was completed with 42 members signing
the official membership list.

The first official meeting of the PAC elected officers and established the guidelines to be followed in future meetings. PAC members also signed a "disclaimer" in order to insure that every member of the PAC would make a fair and impartial selection of a developer. It was also voted to conceal the names of the architects and developers; all schemes and models were therefore identified as A, B, C, D, E.

The PAC met with all interested developers and architects prior to the submission of the proposals. In addition, developers kits were distributed and reviewed by the PAC prior to the evaluation meeting.

Three full day Saturday sessions were conducted in order to critically and objectively evaluate the developments based on measurable criteria (see attached sheets). At the conclusion of each meeting, individual voting took place; results were posted and a comparison was made of the standing of each



Press release Page 3 November 30, 1972

proposal. A fourth meeting was held to discuss the adherence of the proposals to federal guidelines with particular reference to financial guidelines. An evaluation was made as to which developments were most likely to be built.

Although we expected to make a selection upon the completion of the intensive evaluation following three full day session, members of the committee felt that they were not prepared to select a developer at that time. Although the entire evaluation was fair and objective and based on measurable criteria, an uncertainty developed when the development that seemed to most fulfill the needs of the design criteria as well as the desires of our senior citizens could not meet the financial quidelines as set by the federal government and the Boston Housing Authority. Scheme E, week after week, unquestionably came on top, way above all others on almost every phase of evaluation except for the economic phase. Therefore, we were distressed that we could not legally allow the developer of Scheme E to be selected for fear that the original plans for the development would be severly altered, jeopardized, and/or the housing incompleted. Or, that allowing for a resubmission would require at least one hundred days delay and the need to start all over at the beginning.

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Press release Page 4 November 30, 1972

The bombardment of unfavorable newspaper articles not only in the local newspapers, but also in The Boston Globe, added confusion and in a few cases an aura of suspicion even by members of the EBPAC.

After another full-day Saturday session (without a break for lunch) and two afternoon sessions, much deliberation, discussion and soul-searching the EBPAC selected Scheme D, Lidapell Corporation (on a 10 - 0 - 4 vote) as the developer who could most effectively meet all federal and City guidelines, provide a design that is acceptable to the senior citizens and is flexible enough to improve what we see as inadequacies and has a team that could work with the community. We obviously expect to work closely with the developer and architect to insure that the very best housing for our senior citizens is built in East Boston.

There may be a minority report filed as at least one member of the EBPAC felt that pressure was exerted for selecting the developer last Saturday. Most of us do not feel that way as we committed an additional thirteen hours plus, of sincere and intense deliberation since we expected to make a decision on our original time table. Every opportunity for making motions was afforded to every member of the EBPAC. After the

Process and the second of the

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Press release Page 5 November 30, 1972

second ballot, Scheme D met the established guidelines of the EBPAC: a simple majority but at least ten affirmative votes in order to carry a motion. The previous week a motion was made and seconded to select Scheme D but we had only ten eligible voting members left at 4:00 P.M. and the motion did not carry.

We might add that each week the motion to accept Scheme D and the second were made by the senior members of our committee.

A number of the members of the EBPAC were on the original committee that fought for the housing five years ago and are anxious to see the implementation of their dreams. We therefore earnestly hope that Mr. Kenney's recommendation to the BRA Board and the BRA Board decision will concur with the decision of the EBPAC.



The Eart Boston Recreation, Master Planning and Land Use Council will hold two important meetings this One will be held Wed., Sept 22 at 7:30 at the Holy Redeemer Hall. Development along the waterfront in the Jeffries Point area will be discussed. Specific topics will be the elderly housing site, an open space area and the Neighborhood Development Project (NDP). Residents, young and old, who live in the Maverick Square area are encouraged to attend and express feelings about what kinds of facilities, equipment and land use are desirable. Representatives from the Boston Redevelopment Authority (BRA) and the Community Development Corporation (CDC) will participate. The second meeting will be held Wed., Sept. 29 at 7:30 at St. Soseph's Hall concerning the Noyes Playground. All that are interested should attend. te hast hoston texts — ea Soon on Summer St. st Boston Recreation, lanning and Land Use (Confirm this date in the next issue of the News.) has scheduled a ser-Times ectings at Msg. Mimie 9/32/11 Hall at 65 London discuss development of Summer Street Waterof Boston Parks and Department and the development Authority ig closely with the ad up to develop the pro e new park is opposite

Elderly housing talk

Choten Tuocday

dian Street.

this proposal.

the Past Poston Recreation.

Master Planning, Land Use Ad-

visory Council will hold a meet-

ing at 7:30 p.m., en Tuesday,

November 9th at the Trinity

Neighborhood House, 406 Meri-

Daniel Rossano, of the Rossano

Construction Company, 401 Bor-

der Street, will present drawings for the Elderly Housing proposed

for Border Street between White

The public is urged to attend

and to participate and discuss

and West Eagle Streets.

CEMMUNITY NEWS 4/17/71

A meeting of the East Boston Recreation, Master Planning Land Use Advisory Council originally scheduled for January 26 has been postponed. The tentative new date is February 3.

The meeting will be held at Pitaro Hall. They will talk about master planning for the waterfront including elderly housing. All residents are urged to

Ir Community News 3/29/72

Times 3/9/727

waterfront planning.

Most Next Vest The East Boston Rec

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The East Poston Re-

Master Planning Land U

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The public is request:

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the community.

Group Maci la Fe

sory Council will hold a mi al Pitato Hall, London S on Wednesday, February

planning for waterfront, is ing elderly housing.

This meeting was one scheduled for Wednesday,

ary 28. All residents are

7:39 pm,

to attend.

invited.

The East Poston Recre Master Planning Land Use

at 7:30 p.m.

and Master Planning La Advisory Council will b

open meeting at Pitere London street next That 3:30 p.m. to discuss elde:

sing and waterfrent pia

Senior citizens are es

TU 211 Elderly housing meeting temer

The East Boston Land-Use Advisory Cou

cil will meet tomorrow (Wednesday) at Pitaro Hall at 7:30°pm to discuss elderly housing and

E.G. Lossi Res To

Meet Gu Thureday

The East Boston Reci Master Planning Loud Livisory Council is now a every Thurs lay at 141 Me

St. at 7:30 P.M. All residents are invited meetings which are aivays to the vahile.

Larry Leanan of Trenton Street presented a plan for the Maverick Square elderly housing Peston Lord Advisory mantion, Marter Planproject last week. Story, page 7. land the terminate 64 21 Min i opin most na modalit M. at 14 Medican

Elderly housing plan Arcintects Mossik Hacobian (left) and

ck Square housing de-

the public meetings,

r 6 and 19th at 7:30

sied residents are urnd and express their, deas on what the park;

Street.

The park will eventthe entire waterfront

the Hodge Boiler the Deran Chocolate



TOP SECTOR MEET STOP SECTION

y Phil Giffee

During the past two months, state and ocal agencies have approved a "neighbor-tood development program" for an area of and on Summer and Lewis Streets.

This "NDP" will include the 300-unit idealy housing project that got federal funding earlier this year. Under the type of funding that was given, the entire area around his new housing must be developed as well. The overall plan is called an NDP.

"NDP" is a new name for urban renewil. It is funded by the department of Housng and Urban Development (HUD) and adnimistered by the Boston Redevelopment Auherity,

The elderly housing site has already been designated on NDP and the area adjacent to it, to the west and south, has been proposed as an NDP.

Now that this program has been approved, actual planning for the elderly housing site can begin.

On Sept. 22, the first of a series of nectings was held to get residents' views on the design of the buildings and on what familities should be included in the elderly

Nant advice on uses

nousing.

Also at this meeting, the Boston Redevelopment Authority plunner for the East Boston area, Dick Lundgren, was asking for suggestions on the types of things that could be included in the whole NDP area. Included could be residences, recreational land, and

FOR THE SERVICE OF CONTROL BOTH Mr. Lundgren and Edith DeAngelis, chairman of the East Boston land use committee, stressed the urgent need for coordinated planning of the waterfront.

at 7:30 p.m. at Pitaro Hall, 65 London St.,

the series will include:

Master Plan meeting on Wednesday, Oct. 6,

They pointed to the dilapidated condition of the waterfront and the lack of good housing and parks. Both showed concern that private developers could easily developthis valuable resource at the expense of the community unless plans, guidelines and controls can be generated soon.

This meeting, held at Pitaro Hall, was the first in a scries of open, public meetings to be held about every two weeks for at least the next several months. All East Boston residents are urged to attend.

master planning for the waterfront, with emphasis on the waterfront park, at 7:30 p.m.,

Thursday, Oct. 14, another meeting on

meeting of the Land Use Committee, Thurs-

Land and Development by Susan Strait of the Conservation Commission, at a regular

A discussion of Turnpike Authority

day, Oct. 7, 7:30 p.m. at CDC office, 144

Meridian St.

Oct. 19, 7:30 p.m., covering elderly housing,

park development and other proposed uses

front development at Pitaro Hall, Tuesday,

A final general agenda on the water-

at CDC office, 144 Meridian St.

Schedule of meetings

Starting with the important Waterfront

WATERFRONT MEETING — At Pitaro Hall . East Boston residents from the Maverick Sq. area discuss with Dick Lundgren, of the BRA, and the East Boston Recreation, Master

Planning & Land Use Advisory Council, their ideas about how a "NDP" area along the waterfront should be developed.

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ousinesses.



B. GOULDVILLE-DUDLEY

1. Citizen Participation in the Preparation of the Urban Renewal Plan

The Gouldville-Dudley Urban Renewal Area was originated in 1969 through the Model Cities Program. Model Cities submitted three Survey and Planning (S & P) applications and a Code Enforcement application to H.U.D. Gouldville Terrace, which is the earlier name for Gouldville-Dudley, was one of the S & P areas. Gouldville Terrace and the Blue Hill Greenwood code enforcement area, were not funded by H.U.D.

Gouldville-Dudley is presently being submitted as an N.D.P. because of its continued importance to the Model Cities Board.

The Gouldville-Dudley Urban Renewal Project is located within an approved Model City Area. Pursuant to RHA 7217.1, Chapter 5, Section 2 of the Urban Renewal Manual, PAC requirements do not apply to urban renewal projects located in neighborhoods under the Model City Program. The citizen participation structure and process followed in planning this area conforms to the Model City guidelines and performance standards for citizen participation.

The Model Neighborhood Board is the policy making organization of the Model City Agency (Demonstration Agency). It may initiate and does review and approve all plans and programs undertaken by the Agency. The Board consists of 18 members, 3 representing each of the six sub-areas of the Model Neighborhood. These members are elected every two years. The Board is organized into 7 Milestone Policy Committees (Business, Employment, Recreation, Education, Legal Services, Health and Welfare, City Services and Housing). Each committee consists of a chairman and co-chairman designated by the Chairman of the Board, and 6 sub-area delegates (one from each sub-area). Each Milestone Policy Committee is responsible to the Board for planning, recommendations and policy review on matters falling within its jurisdiction.

The Board maintains continuous contact with the residents of the Model Neighborhood to obtain the benefit of their ideas, suggestions, criticisms and complaints by means of the Sub-area Planning Councils. All residents of each sub-area are automatically members of its Planning Council. These Councils are headed by its three elected Model Neighborhood Board representatives and have at their disposal community participation staff to perform the necessary outreach contact necessary for maximum participation.

2. Project Area Committee

Since the Gouldville-Dudley NDP is wholly within Boston's Model Neighborhood Area, pursuant to the appropriate guidelines, as spelled out in the Neighborhood Development Program Handbook, the Project Area Committee for the Gouldville-Dudley NDP will be the Model Neighborhood Board (MNB). Because the MNB has its own staff and space, much of the expenditures associated with staffing and equiping a PAC office will not be necessary.

Since a major goal of the Model Cities Program is to increase local control over decision making, a citizen participation aide or community organizer will be assigned to work during the execution of the project. This person will be responsible to the MNB and will have the responsibility of keeping all the residents informed and active during the execution stage of the project. This will insure that the project has full resident participation at all stages of decision-making.



The City of Boston Model Cily Administration

TY HALL

MAIN OFFICE
BARTLETT BUILDING
2401 WASHINGTON STREET
BOSTON, MASSACHUSETTS 02119
TEL. (617) 442-6602

December 29, 1972

Mr. Robert T. Kenney Director Boston Redevelopment Authority One City Hall Plaza Boston, Massachusetts

Dear Mr. Kenney:

This is to advise you that the Boston Model Neighborhood Board, at its meeting of December 13, approved the Gouldville-Dudley Neighborhood Development Plan. For your further information, I am forwarding to you separately a copy of the minutes of that meeting.

This project, which was planned through the coordinated efforts of the Sub-Area V Planning Council, the Model Cities Administration and the Boston Redevelopment Authority will bring much needed improvements and facilities to the Gouldville-Dudley area. The proposed NDP thus has the continuing support of local residents, the Sub-Area V Planning Council and the Model Cities Administration.

We are hopeful for timely local approvals and favorable review by the Department of Housing and Urban Development.

Yours truly,

Paul Parks Administrator

jm



C. LENA PARK

1. Citizen participation in preparation of the Urban Renewal Plan

The Lena Park NDP proposal grew out of the activities of the Lena Park Association, a group created in 1966 by approximately 25 persons, most of whom had money invested in homes on Lorne Street or businesses in the area. They were concerned about the increasing physical decay and social problems on the street. The street had become an eyesore and also had a bad reputation in the community.

The Association carried out several improvement projects which included a rat eradiction program, a clean up campaign, and the formation of committees to notify policy of abandoned cars and persons dumping garbage on the street. Members tried to interest homeowners and tenants on nearby streets in the Association.

The Dorchester APAC gave its support to the Association's activities and provided a summer tutoring program for children in a neighborhood community center that Boston State Hospital was running in cooperation with the group.

In 1968 the Association heard of plans by a private developer to build a 221 (d)3 high rise, all two bedroom apartment house on a lot adjacent to Lorne Street. The builder owned the land and planned to sell the whole package once the building was completed. The developer and Lena Park Association agreed to set up a resident controlled housing development corporation to take over this development. The Lena Park Housing Development Corporation was then formed to sponsor the housing. Its board included five members from the Lena Park Association, five members from St. Leo's Catholic Church, five members from the Church of God and Saints of Christ and five additional members from the community-at-large.

The Lena Park Housing Development Corporation took over the plans for the building and developed a general outline for rehabilitation the area. Their multi-phase plan for dealing with some of the problems in the immediate neighborhood was to:

- 1. Construct a 14 story tower containing 97 two bedroom apartments;
- Acquire the Y.M.H.A. Hecht House and convert it to a multi-purpose community service center.
 - 3. Acquire remaining vacant land, abutting the Center and Lorne Street, for the purpose of constructing additional units of low and moderate income housing.

The group was forced to abandon its efforts to construct the 14 story apartment development because of failure on the part of the general contractor to fulfill the provisions of the development contract. Subsequently FHA foreclosed on the project and acquired the site. The site, presently still owned by FHA, is part of the Lena Park NDP area in this application.

The Lena Park group was exceedingly successful in its project to acquire the Y.M.H.A. Hecht House. The BRA, Dorchester A.P.A.C. and several other agencies provided the staff assistance needed to prepare a funding proposal for converting the Y.M.H.A. Hecht House into a multi-purpose community center. An application was filed for 703 Neighborhood Facilities monies in May, 1969, and was approved by H.U.D. in August 1970 and subsequently funded. Today the Lena Park group owns the facility and has completely renovated it for its current use as a major multi-purpose community center providing a variety of health, social-welfare and recreation programs to the surrounding community.



In September, 1970, the Lena Park Housing Development Corporation hired a full-time Executive Director and reorganized as the Lena Park Community Development Corporation (CDC). The Lena Park CDC submitted a proposal to HUD in November, 1971 requesting that the Newhall parcel be returned to the Lena Park CDC for the development of low to moderate income housing. In September, 1971, the BRA in concert with the CDC determined that new family housing in the Lorne Street area would not be feasible without using eminent domain powers, and a land cost write-down. These conclusions led to the decisions to seek funds under H.U.D.'s Neighborhood Development Program to carry out the program.

The Lena Park CDC has contracted Greater Boston Community Development, Inc., a non-profit housing corporation which provides technical assistance to community sponsors of low and moderate income housing, to package the proposed housing development. Greater Boston Community Development has had considerable successful experience in helping community groups develop housing in the Boston Area and is currently providing technical assistance to more than 15 community groups.

2. Project Area Committee

The BRA has worked closely with the Lena Park CDC and Greater Boston Community Development, Inc. throughout the planning process to arrive at the site plan and project budget presented in this application.

The BRA will continue to work closely with the Lena Park CDC in planning and implementing the proposed NDP. Since residential rehabilitation is not a significant part of the proposed activities, a formal PAC will not be formed. The Board of the Lena Park CDC, which consists of local residents and community leaders, will continue to be the primary vehicle for facilitating citizen participation.

Letters of support for the proposed NDP from neighborhood residents, groups and agencies are included as an Exhibit to this report.

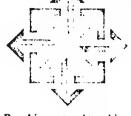


na Park Community Development Corporation

merican Legion Highway, Dorchester, Mass. 02124.

Telephone 288-4900

k F. Jones Jr.



Reaching out and touching

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13 December 1972

r Shawn Sheehan

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VIITEE

Madeline Murray

Mr. Robert T. Kenney, Director Boston Redevelopment Authority City of Boston Boston, Massachusetts

Dear Mr. Kenney:

More than 10 months ago, Father Shawn Sheehan, the President of the Board of Directors of the Lena Park Community Development Corporation wrote the Mayor endorsing the Lena Park NDP application. Father Sheehan has given me permission to extrapolate from his February letter and reaffirm our unequivocal support and endorsement of the Lena Park Neighborhood Development application.

We endorse and support the approval and funding of the application with ten months of progress and ten months of waiting and continued deterioration along Lorne Street and vicinity.

The Community Development Corporation since acquiring the old Hecht House has made constant progress. We have completed the building rehabilitation. This fete was the result of the community-based organization's ability to raise an additional \$95,000 to supplement previous estimates given by the BRA for that purpose. The organization has been able to secure several hundred thousand dollars entirely from private sources to keep the doors of the center opened and progress going. Speaking of programs, more than seven different programs operate from 150 American Legion Highway. These range from 125 Day Care and Headstart youngsters to special activities for Senior Citizens and daily recreation programs to meet the need of more than 250 area youths. More than 60 people are employed to operate these programs. As these activities flourish and youngsters grow and develop, the homeowner, the tenant, the resident of Lorne Street continues to live in conditions which by all standards are subhuman, if not totally inhuman. Just recently, two families were burned out on that infamous street. One household consisted of 15 persons while the other household only had 12 inhabitants. I suppose one can make the statement that there's nothing

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unusual about that development, in that it occurs everyday somewhere in the City of Boston. Well there is something a bit unusual. Few families are burned out of housing which has already been condemned by the city. Few families have probably experienced living in a condemned building for the length of time as these families did. Few houses in Boston are without hot running water and proper sewerage facilities.

For more than four years, these two families have survived along with 35 (and sometimes more) families in squalor and inhuman conditions. All along Lena Park has been with these families, the families and the community are relying on their participation in the Lena Park complex to ease the misery and the conditions of this existence and to bring about new conditions which lend themselves to the attributes of the good life. The good life meaning a safe, decent, sanitary and durable housing unit in an environment which provides social service amenities, economic development potential and peace of mind from constant fear.

We must have the NDP here - right now without another ten month or four year delay. This program will make 250-300 units of housing not only feasible, but a reality. This goal is a right of every person living the democratic environs of the United States of America. The NDP is necessary to alleviate human suffering, not only from the present conditions on Lorne Street, but also future suffering which could be caused by high rents, low management fees and shabby construction. The NDP makes site acquisition, relocation and necessary site improvements possible.

We call on you and the BRA Board, the Mayor as well as Dan Richardson of the HUD Boston Area Office for approval and funding of the Lena Park application.

Sincerely,

Patrick F. Jo

Executive Director

PFJ:pec



a Park Community Development Corporation

derican Legion Highway, Dorchester, Mass. 02124,

Telephone 288-4900

2 February 1972

F. Jones Jr.



Shawn Sheehan

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Goode urer

Madeline Murray

Honorable Kevin H. White Mayor, City of Boston Boston, Massachusetts

Dear Mayor White:

For the past four years the Lena Park Community Development Corporation, through its subsidiary, the Lena Park Housing Development Corporation has been about the business of producing low and moderate income housing which is safe, decent, sanitary and durable in our service area - Dorchester.

Our first attempt, a 221d3 development - Newhall, did not meet with success in terms of proluction. The proposed 97 units had to be scrapped because of many problems, some of which we were directly responsible for, others which were beyond our control. Perhaps the most important benefit realized from that experience was the educational process which we as a neophyte community group went through. We learned many things about the low income housing business, the hard way - failure.

With a new determination meshed with experience, knowledge and an eminently qualified staff, we continued to pursue our goal. The organization has held meetings with the BRA, HUD officials, local community groups, developers, technical assistance types, consultants, etc. After a year of looking at and considering different ways to deliver low and moderate income housing in our service area, we have concluded that the Neighborhood Development Program is the only way to accomplish our goal.

We must have the NDP here - right now, in Dorchester. This program will make 250-300 units of housing not only feasible, but a reality. We have waited and done without far too long to delay further our objective. The NDP is necessary to alleviate human suffering not only from the present conditions on Lorne Street, but also future sufferings which could be caused by high rents, low management fees and shaky construction. The NDP makes site



acquisition, relocation and necessary site improvements possible.

If we had to include these costs in a 236 mortgage, the affect on rents in this area would be monetary prohibitive and psychologically defeating.

We call on you and the BRA Director, Mr. Kinney as well as the HUD Boston Area Office Director, Mr. Dan Richardson for approval of the NDP application.

We community people, still have confidence that we can overcome the potential erosion and decay of our community. Your help is needed.

Than' you.

Sincerely,

Father Shawn Sheehan, President

SS:pec

cc: Mr. Kinney, BRA



Mayor Kevin White City of Boston Boston, Mass.

Dear Mayor White -

I have been a resident homeowner on Lorne Street for the past 31 years. I am living here at the present time. For the past 5 years I have been working with the community group to improve our neighborhood. I have read the Lena Park Neighborhood Proposal and agree with their concepts. I feel that there housing development proposal would be of tremendous importance to this area to provide much needed housing and I hope you will agree.

Genevieve Brown

20 Lorne St.

Sincerely,

Dorchester, Mass. 02124



Mayor Kevin H. White City of Boston Boston, Mass.

Dear Mayor White:

I have lived on Lorne Street for almost 10 years. As a homeowner, I've seen the property around me deteriorate. I've tried to maintain my property in good condition. I first came in contact with the Lena Park Association about 4 years ago. At that time, they were talking about doing something on Lorne Street with the houses and about building a high rise apartment on Harvard Street. At that time I was in favor of the apartments as they were needed in the area.

As a homeowner approaching 65 years old, I have been involved with Lena Pack since that time. Mrs. Brown, Mr. Teixeira and I were all very disappointed when the high rise failed. We had waited expecting to sell our houses when the high rise was completed. That never happened. Almost four years later we are still waiting. New housing is badly needed in this area. I for one agree with the new housing program proposed by Lena Park. I want to get a fair amount for my house. I don't expect to get all that I've put into the house - last year I put XXXXXX storm windows which cost me \$1800. I had to buy a dog because of breakins - but I do want what I think is fair. If handled right, the Neighborhood Development Program I think is a good program in that I and others can sell and that once the new housing is completed, we can enjoy a better neighborhood.

Sincerely, Ralph Thomas,

P.S. I also put up a fence which cost me \$800.



Mayor White City Hall Boston, Mass.

I have been a resident and owned my home on Lorne Street for 10 years. I have been informed of what the Lena Park is trying to bring to this area in the Neighborhood Development Program.

I wish to go on record as approving 100 percent this program.

Mr. & Mrs. J. Teixeira 6 Lorne Street Dorchester



January 31, 1972

Mayor Kevin H. White City of Boston Boston, Mass.

Dear Mayor White:

We are writing you as tenants of 55 Lorne Street, Dorchester about Lena Park.

For the last year or so we have been in touch from time to time with members of Lena Park. We have watched the steady progress of Lena Park and know that those people are doing something for us. We see children from our street making use of the gym and other things.

We found out why the high rise apartment never did go up on the corner of Harvard and Franklin Hill. We have also talked with Paj Jones about the new housing. From those discussions, we are in favor of improvements on this street. We are tired of living in the conditions. We are prepared to move out and return when the new housing is completed. Lena Park is doing things and we want to help as this will benefit us. We've been waiting a long time for something good to happen on Lorne St. Your help is also needed as our elected official.

Yours truly,

Edna Homell 8 Kilg

GREATER BOSTON COMMUNITY DEVELOPMENT, INC.

177 STATE STREET • BOSTON, MASSACHUSETTS 02109

Telephone: (617) 227-7897 ROBERT B. WHITTLESEY, Executive Director

January 13, 1972

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OF DIRECTORS

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The Honorable Kevin H. White Mayor of Boston Boston City Hall One City Hall Square Boston Massachusetts 02201

Dear Mr. Mayor:

Greater Boston Community Development (GBCD), a nonprofit housing corporation providing technical assistance to community sponsors of low and moderate income housing, is currently serving as housing consultant to the Lena Park Community Development Corporation. A Neighborhood Development Program proposal for low and moderate income family housing has been prepared by the Boston Redevelopment Authority with the assistance of the Lena Park CDC and GBCD.

We heartily support the Lena Park NDP proposal which will be submitted this month to the Boston Area Office of the U.S. Department of Housing and Urban Development.

The 250 units of low and moderate income housing presently planned for this eight acre Dorchester site should help to meet the need for the 20,000 units of low-income housing which was cited in your recent inaugural speech. We urge your support of the Lena Park Neighborhood Development Program.

Sincerely yours,

Robert B. Whittlesey Executive Director

cc: Robert T. Kenney RBW:MAD



January 20, 1972

Mr. Patrick Jones, Exec. Director Lena Park Community Development, Inc. 150 American Legion Highway Dorchester, Eassachusetts 02124

Dear line Jones:

I am delighted to hear how well your plans are progressing toward the building of much needed housing in the Lena Park area. As you know I have been most impressed with the careful and thoughtful work you have been doing in developing the whole Lena Park complex. It has been particularly gratifying to me to observe your fruitful efforts towards bi-racial community-wide participation.

I wish you every success in obtaining Neighborhood Development Program approval and look forward to our continuing working relationship.

Sincerely,

Mary Berger

Znary

Manager

Mattepan Little City Hall

MB/be

DORCHESTER AREA PLANNING ACTION COUNCIL

16,36

450 WASHINGTON STREET DORCHESTER, MASSACHUSETTS 02124 288-2700

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MRS. DORIS GRAHAM EXECUTIVE DIRECTOR

AR FOWARD TERRELL CHAIRMAN

MAYOR'S OFFICE

January 31, 1972

MR. ARTHUR GLASS IST VICE PRESIDENT

EILEEN SOUZA 2ND VICE PRESIDENT CHARLES WILLIAMS

BECRETARY

The Honorable Kevin H. White Meyor, City of Boston Boston City Hall Boston, Massachusetts

Dear Mayor White:

Please be advised that the Lena Park Development, Inc./ Boston Redevelopment Authority Neighborhood Development Program should be inaugurated. This project has the approval of this Agency's Board of Directors and my personal endorsement as Executive Director.

Meetings have been held in the community and I now feel that the community residents will have ample imput into this program. However, there are two vital conditions that must be included in the program.

- Lene Park Development Inc. shall be the Relocation vehicle.
- That any property that shall be acquired В. will be at fair market value.

I have been assured that these two conditions will be met. With this stipulation my agency's endorsement is given to this proposal.

Sincerely yours.

(Mrs.) Doris Graham Executive Director



OFFICE OF VOLUNTEER SERVICES

January 20, 1972

Mayor Kevin H. White 1 City Hall Square Boston, MA 02201

Dear Mayor White:

This letter is in support of the application from the Lena Park Community Development Corporation for a grant under the Neighborhood Development Program.

This statement is given on the basis of my experience with Lena Park between 1963 and the present time. Between 1963 and the Fall of 1971 while on Senior Staff positions at United Community Services, I had responsibility for coordinating the work of that agency with the development of the Lena Park Program. This involved working with a number of task forces. composed largely of grass roots leadership, to determine the type of program which would be most helpful to that community. It involved meeting with the Board of Directors of that organization from time to time which consisted mostly of residents of the area. I served as a member of the personnel committee. which was composed largely of residents of the area including low-income public assistance recipients, which recommended to the Doard of Directors selection of the Executive Director. Patrick F. Jones Jr., who started work with the Lena Park program in the Fall of 1970. The personnel Committee had as its principle objective obtaining a well qualified Black Executive with demonstrated experience in working with grass roots leadership in low-income urban areas. Mr. Jones was selected on the basis of his outstanding experience directing OEO and Ford Foundation funded grass roots corporations in the Watts area of Los Angeles.

Mr. Jones has given extremely effective leadership at Lena Park since coming to Eoston, working very effectively with



broad segments of grass roots leadership in the approximate forty thousand population area being served, while at the came time linking very effectively with public and voluntary organizations in the city, state, and federal level.

The Long Park service area has extremely serious social and economic problems. Nost of the middle class white population found in the area until about 1965 had left, with the population now being predictionatly low-income Black and Fuerto Rican.

In my present position, which includes administrative responsibility for the Massachusetts Volumbeer Wervice Cores. a ploneer state administered and state Financed buby Peace Comps Thorness for the Commonwealth, I have continued interest in Lona Pauli. The Service Corps is planning within the next few months to applym a block of about ten corporen to the Lena Park Community Development Corporation. These corpored will be low-income pensons, indigenous to the area, the will be obtaining training or para-professionalsements; development programs in ghetto aread. It is espected that this training program will be Linked with the new College of Amblie and Cyrumity Affairs. University of Theraphucette - Exsten with these work essignments carrying colling orodit. We are relecting here Park as the first exammity development program in which to develop this training, in that it his already deconstructed transplace expecity in those occasi

I will be very glad to supply any Smither information requested, having been very close to most sepacts of the coupentation's west.

Very mincerely,

Congletile G. Parphy

Coowdinatez

SUDINCE FIGHTERY TO COMEO

Complete 6 Minply

Consideration



D. WASHINGTON-COREY

1. Citizen participation in the preparation of the Urban Renewal Plan

Citizen involvement in the preparation of the Washington-Corey Road NDP has existed from the earliest planning stages of this project. The activities are described in detail in Section 303 A (d) - Urban Renewal Area Project.

Briefly, a citizen's group was formed in Allston-Brighton to find a suitable site for elderly housing. The Washington-Corey Road site was the recommendation of the Elderly Housing Site Finding Committee as well as the professional planning staff of the Boston Redevelopment Authority and the Boston Housing Authority.

During the preparation of the NDP application the Elderly Housing Site Finding Committee initiated the formation of a Project Area Committee. The group is in the process of electing its officers and establishing various task forces. Letters of support from the Project Area Committee as well as other citizens and civic groups are enclosed.

2. Project Area Committee

The members of the Washington-Corey Road Project Area Committee are representative of concerns at a variety of levels and functions. The membership includes citizens from the neighborhood as well as leaders of the major civic groups and agencies in the Community. In addition there are representatives from elderly groups, religious organizations, and the social and physical development Citizen Committees of Allston-Brighton.

The Project Area Committee is presently organized into three task forces. These sub-committees, Lobby, Administration, Planning and Design, will concern themselves with an exploration of the relevant issues.

The Lobby committee will organize support for the NDP at the local, city-wide, State and Federal levels.

The Administration Committee will concern itself with determining the organization needed to maintain the Washington-Corey Road Project Area Committee. Areas of responsibility between the P.A.C., the Boston Redevelopment Authority, and the Boston Housing Authority will be discussed in detail once the NDP application is approved.

The Planning and Design Committee will work with the Staffs of the BHA and the BRA in the preparation of a developer's kit. This report will describe the number of units, permissable uses, parking, design, etc.



MEMBERSHIP OF PROJECT AREA COMMITTEE

INTEREST GROUPS

Joseph Smith, President Allston Civic Association 70 Athol Street Allston, Mass.

Mrs. Eleanor Moriarty 89 Gardner Street Allston

Mrs. Gertrude Weiner, Director Allston-Brighton Community Development Corporation 1705 Commonwealth Avenue Brighton, Mass.

Monsignor Matthew Stapleton, Pastor St. Columbkille's Church Market Street Brighton, Mass.

Rev. Harold Bursey, Pastor Allston Congregational Church 31 Quint Avenue Allston, Mass.

Mrs. Alyce Cusick, President Harvard Avenue Senior Citizens 5 Cresthill Road Brighton, Mass.

Mrs. Alice Davis, President Commonwealth Seniors Club 12 Fidelis Way Brighton, Mass.

AGENCIES AND INSTITUTIONS

Paul F. Creighton, Jr. Allston-Brighton Community Development Program 143 Harvard Avenue Allston, Mass.

Neighborhood

Mrs. Mary Kramer 100 Fidelis Way Brighton

Community-Wide

Mrs. Anita Bromberg Allston-Brighton Tenants Union 141 Chiswick Road Brighton, Mass.

Religious

Rabbi Abraham Halbfinger Kadimah Toras-Moshe 113 Washington Street Brighton, Mass.

Abraham Kalish Kadimah Toras-Moshe 113 Washington Street Brighton, Mass.

Elderly

Louis Wiseman, President Kadimah Senior Citizens 113 Washington Street Brighton, Mass.

Public

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Mrs. Rita Peppard

12 Reedsdale Street

Allston, Mass.

Legislative Council of Older Americans

Allston-Brighton APAC Board of Directors

Edith Stein, Senior Program Coordinator 143 Harvard Avenue Allston, Mass.

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MEETING DATES OF ELDERLY HOUSING SITE FUNDING COMMITTEE

June 2, 1971 June 14, 1971 June 29, 1971 June 28, 1971 July 15, 1971 July 28, 1971 July 30, 1971 Dec. 14, 1971

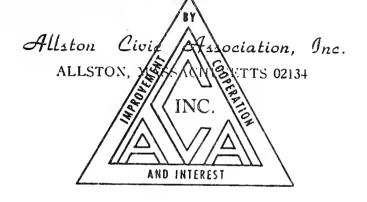
MEETING DATES OF PROJECT AREA COMMITTEE

Jan. 13, 1972 (preliminary) Feb. 3, 1972 (preliminary) March 24, 1972 (organizational) April 13, 1972 (organizational)

MEETING DATES OF PROJECT AREA COMMITTEE AND B.R.A.

March 14, 1972 March 20, 1972 March 22, 1972 October 21, 1972





Chairman
Board of Directors

JOSEPH M. SMITH 70 ATHOL STREET ALLSTON, MASSACHUSETTS 02134 Tel. 254-4486

October 4, 1971



Mr. Robert Kenny, Administrator Boston Redevelopment Authority New City Hall Boston, Massachusetts

BOSTON REDEVELOPMENT / UT! ORITY
OFFICE OF THE DIRECTOR

Dear Mr. Kenny,

It is my understanding that the Boston Housing Authority has agreed that the property located at the corner of Washington St. and Corey Rd. in Brighton is suitable for the construction of Elderly Housing.

This letter is to inform you that it is the consensus of our local Elderly Housing Site Finding Committee that this is the best possible site readily available.

May we urge you to initiate, immediately, whatever BRA action is necessitated to make this desperately needed housing a reality.

I hope to hear from you soon on this matter.

Sincerely,

Joseph M. Smith

President, Brighton-Allston Local Advisory

Committee

JMS/mc

cc: Larry Koff Frank Buell





BOSTON REDEVELOPMENT AUTHORITY OFFICE OF THE DIRECTOR

NOVEMBER 22, 1971

ROBERT KENNEY, DIRECTOR BOSTON RE-DEVELOPMENT NEW CITY HALL BOSTON, MASSACHUSETTS

DEAR MR. KENNEY:

THE ALLSTON-BRIGHTON COMMUNITY DEVELOPMENT CORPORATION IS A NON-PROFIT ORGANIZATION ORGANIZED FOR THE PURPOSE OF IMPROVING HOUSING AND THE PHYSICAL ENVIRONMENT IN THE ALLSTON-BRIGHTON AREA.

AS PRESIDENT OF THIS CORPORATION, I WISH TO ADVISE YOU THAT OUR ENTIRE MEMBERSHIP VOTED THAT THE LAND SITE AT COREY AND WASHINGTON STREETS WAS THE BEST ALL AROUND SITE FULFILLING ALL THE CRITERIA LISTED FOR THE EVALUATION OF SITES FOR ELDERLY HOUSING.

WE ARE COUNTING ON YOURASSISTANCE TO US AND TO THE BOSTON HOUSING AUTHORITY TO HELP DEVELOP THIS VITALLY NEEDED ELDERLY HOUSING IN BRIGHTON.

VERY TRULY YOURS

GERTRUDE K. WEINER

PRESIDENT

ALLSTON-BRIGHTON COMMUNITY DEVELOPMENT CORP.

Gertrude K Wenner

GKW: FK

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Congregation Kadimah-Tokas Moshe

113 WASHINGTON STREET, BRIGHTON, MASS. 02135

ABRAHAM I. HALBFINGER

January 20, 1972

Robert T. Kenney, Director Boston Redevelopment Authority City Hall Boston, Mass. 02201 RECEIVED

JAN 2 4 1972

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

Dear Mr. Kenney:

As you know, plans are being formulated for the construction of Elderly Housing Units on Washington St. and Corey Road in Brighton.

There is a tremendous need for Elderly Housing in our area and even with the units that are proposed for this site, we will hardly scratch the surface.

I am appealing to you to help support this project and see that Elderly Housing is constructed here. As a member of the Elderly Housing Site Committee, we have inspected close to 30 sites together with members of your office and the only one that meets all the criteria has been this site.

The elderly in Brighton are particularly hard hit because of the abundant student population in our area and the fact that the elderly are priced out of the market because of the fixed incomes and limited abilities.

We have had one community meeting and we plan another one for Thursday afternoon, February 3, 1972, at 2:00 P.M. at our Social Hall. If you are able to be with us, you will surely see the expression of the community for such a development.

Respectfully,

Abraina I. Halbinger, Rabbi

Co-Chairman U

Project Arca Committee

AIH/s



St. Culumbkille's Rectory 321 Market Street Brighton, Mars. 02135

February 3, 1972

Robert Kenney, Director

Boston Redevelopment Authority
City Hall
Boston, Mass.

Dear Sir:

I write to express my approval of your project which has been proposed here in Brighton of elderly housing to be located at Corey Road and Washington Street.

Sincerely yours,

(Rev. Msgr.) Matthew P. Stapleton
Pastor

RECEIVED

FEB 7 1972

BOSTON REDEVELOPMENT AUTHORITY OFFICE OF THE DIRECTOR



SENIOR CITIZENS GROUP

OF

KADTMAH-TORAS MOSHE 113 Washington Street, Brighton, Mass. 02135

February 2, 1972

Robert T. Kenney Boston Redevelopment Authority City Hall Square Boston, Mass. 02201

Dear Mr. Kenney:

In the name of the 300 members of our Senior Citizens Group, who meet weekly in the vicinity of the projected housing development, on Washington Street and Corey Road, Brighton, we hereby ask that you put your entire support behind this program.

Elderly Housing is sorely needed in this area as many of our own members are living in houses that are sub-standard.

We hope that you will make it possible for this housing to be constructed.

> Very truly yours, Louis Miseman

Louis Wiseman

President

David Rabinovitz Treasurer

Abraham Kalis Vice-President

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The Commonwealth of Massachusetts Department of Alental Health

SOUTHARD CLINIC

MASSACHUSETTS MENTAL HEALTH CENTER BOSTON PSYCHOPATHIC HOSPITAL

> 72 - 76 FENWOOD ROAD BOSTON, MASS, 02115

> > February 15,1972

Mr. Robert Kenney, Administrator Boston Redevelopment Authority City Hall Boston, Mass. 02201

Dear Mr. Kenney,

At the February 10th meeting of the Allston-Brighton Interagency Council (a group of fifty public and private agencies serving the above designated Allston-Brighton community), the membership unanimously approved the endorsement of the proposed plan to build an elderly housing complex on Washington Street at Corey Road in Brighton.

Housing for the elderly has long been an urgent need, particularly in Allston-Brighton where over 16% of the population is 65 and over. If you take into consideration those 55 and older 25% of the population falls into this category.

On behalf of the citizens of Allston-Brighton, the Interagency Council urges favorable action on the proposed housing site for the elderly.

Thank you for your attention.

Sincerely yours,

Wirothy Giles (Miss) Dorothy Giles, Chairman

Allston-Brighton Interagency Council

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The Commonwealth of Massachusetts

Mouse of Representatives

State House, Boston

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NRMAN S. WEINBERG

24 April 1972

r. Robert T. Kenncy Pirector Redevelopment Authority Lity Hall Hoston, Massachusetts 02210

ear Sir,

VSW/rd

Although we have not personally discussed the proposed housing levelopment as Washington Street and Corey Road, Brighton, I want you now that I am one hundred percent behind this proposal.

There is a great deal of need for this kind of housing in our listrict as I am sure you are aware.

Our greatest problem for a long time has been housing for our elderly citizens.

With regards to the location I think its ideal as do all of the people in the neighborhood.

I have discussed the site at length with Andrew Olins of the Bostor lousing Authority and he is quite enthused about the locus.

I sincerely hope we can bring this to a reality soon.

Sincerely,

Norman S. Weinberg

State Representative

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SION - BRIGHTON APAC

Planning Action Council, Inc.

143 Harvard Avenue Allston, Mass. 02134

783 - 1485

April 18, 1972

Robert T. Kenney, Director Boston Redevelopment Authority Boston City Hall Boston, Massachusetts



Dear Mr. Kenney:

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

The Allston-Brighton Area Planning Action Council is the official anti-poverty agency in the Allston-Brighton section of Boston. One of our chief endeavors is to attempt to better the livlihood of our elderly people. According to census data, there are approximately 10,000 senior citizens living in this area, many of whom struggle just to provide themselves with the basic necessities of life.

Adequate housing is a problem for most everyone, but most especially for the elderly who are living on fixed incomes. Rents in Allston-Brighton have risen to astronomical proportions and those elderly whose income is Social Security or Old Age Assistance can't compete in the housing market.

We wholeheartedly support the proposal of the Project Area Committee to have housing built at the corner of Washington and Corey Streets.

We encourage you and the BRA to do everything you possibly can to provide this housing.

Sincerely,

George Boylen, Chairman Board of Directors

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Legislative Council for Older Americans, Inc.

110 ARLINGTON STREET • BOSTON, MASSACHUSETTS 02116 • Telephone 426 - 0804

Senior Power on the Move

MANK J. MANNING

- President & Treasurer V. DONALD A. THOMPSON

k Relations LANK HOLIVER 50/74

April 19, 1972

Mr. Robert Kennewy. Director Boston Redevelopment Authority New City Hall Government Center Boston. Mass.



Dear Mr. Kenney:

BOSTON REDEVELOPMENT AUTHORITY The purpose of this letter is to urge favorable consideration of the proceed senior housing development at Corey & Washington Streets, in the Allston-Brighton area. Mrs. Rita Peppard has informed me that the Allston-Brighton Senior Housing group is a well-rounded and competent community organization, and it is our hope and suggestion that the plans of this group be given the fullest consideration.

Moreover, previous plans to build housing for the elderly in the Allston-Brighton area have been frustrated and this is a good opportunity to make up for lost time in providing decent housing at a price they can pay for the many senior citizens in that area.

We, therefore, urge prompt and favorable action on the proposal of the Senior Housing Committee.

Sincerely yours,

Frank J. Manning

MEET YOUR FRIENDS HERE

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SICH - DINOTHON APAC

Planning Action Council, Inc.

143 Harvard Avenue Allston, Mass. 02134

783 - 1485



April 18, 1972

BOSTON REDEVELOPMENT AUTHORITY

Robert T. Kenney, Direct OFFICE OF THE DIRECTOR Boston Redevelopment Authority Boston City Hall Boston, Massachusetts

Dear Mr. Kenney:

As Senior Services and Opportunities Program Coordinator for the Allston-Brighton APAC, I endorse the proposal submitted to the BRA by the Project Area Committee for elderly housing at Washington and Corey Streets.

I work very closely with the twelve senior citizens organizations which represent approximately one thousand elderly Allston-Brighton residents and I realize what a problem it is to obtain adequate low cost housing in this section.

The present housing crisis is forcing elderly who are living on a meager income to spend far too much just to have a place to live. Most of the elderly have no desire to leave the Alkton-Brighton community and there is no reason why they should.

I hope that you will do everything within your power to get housing built as soon as possible.

Respectfully,

Edith Stein

Elithelten

Senior Coordinator



Kadimah-Toras Moshe 113 Washington St. Brighton, Mass.

DOSTON PEDEVELOPMENT AUTHORITY March 28, 11972 OFFICE OF THE DIRECTOR

Robert T. Kenney, Director Boston Redevelopment Authority New City Hall Boston, Massachusetts

Elderly housing at Washington and Corey

Dear Mr. Kenney:

As co-Chairmen of the Project Area Committee for elderly housing at Washington and Corey, we are writing to you in order to encourage your support for this much needed housing.

We are sure that you are well aware of the overwhelming need for elderly housing in the Allston-Brighton section of Boston. According to the BHA, our community maintains the greatest need for this type of housing, yet the least number of available units. The crisis worsens as the local universities continue their irresponsible housing policies, landlords continue their unethical practices and the elderly for the most part remain on unrealistically meager fixed incomes.

We would like to have sufficient and economically feasible housing for the elderly who wish to remain in our community.

The Site Finding Committee and the Project Area Committee is made up of concerned local residents who have worked and will continue to work to bring about a solution to the problem. This development, while only making a dent, would be an excellent start.

Again, we seek your support for this project.

Sincerely,

Joseph M. Smith Wite aban In Join

Rabbi Abraham Halbfinger

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ND 601 LEGAL REPORT



ND-601-----LEGAL REPORT

A. LEGAL INFORMATION REPORT (HUD-6103)

This information was submitted in Boston's first N.D.P. application, which has been filed with H.U.D.

B. RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING FILING OF APPLICATION

A copy of this resolution is included herein.

C. OPINION OF BOSTON REDEVELOPMENT AUTHORITY COUNSEL RESPECTING APPLICATION

A copy of the Boston Redevelopment Authority's Counsel's opinion on the proposed N.D.P. application is included herein.

D. RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING EXECUTION OF N.D.P. FEDERAL AID CONTRACT

This resolution will be forewarded to H.U.D. upon B.R.A. Board approval of a N.D.P. loan and grant contract.

E. RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING URBAN RENEWAL PLANS AND CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE MADE

This resolution will be submitted to HUD on December 15, 1972.

F. OPINIONS OF BOSTON REDEVELOPMENT AUTHORITY COUNSEL RESPECTING URBAN RENEWAL PLANS

Opinions of the B.R.A. Counsel respecting the four Urban Renewal Plans are included herein.

G. RESOLUTION OF THE BOSTON CITY COUNCIL APPROVING N.D.P. ANNUAL INCREMENT, FILING OF APPLICATION FOR FINANCIAL ASSISTANCE, URBAN RENEWAL PLAN, AND FEASIBILITY OF RELOCATION

This solution will be added to the application upon City Council approval of the N.D.P. application.

H. AFFIDAVIT OF PUBLICATION OF NOTICE OF PUBLIC HEARINGS

Affidavits certifying that notice of Boston City Council hearings were published will be included in the N.D.P. application after these hearings are properly advertised.

I. MINUTES OF PUBLIC HEARINGS

Minutes of City Council Hearings or excerpts thereof will be included in the N.D.P. application after these hearings are held.



TO:

BOSTON REDEVELOPMENT AUTHORITY

FROM:

Robert T. Kenney, Director

SUBJECT:

REQUEST AUTHORIZATION TO FILE NEIGHBORHOOD DEVELOPMENT

PROGRAMS TO THE DEPARTMENT OF HOUSING AND URBAN

DEVELOPMENT

In order to secure funding during fiscal '73 from the Department of Housing and Urban Development for an expanded Neighborhood Development Program, it is necessary to begin preliminary filing procedures with HUD.

Work has been accelerated on four Neighborhood Development projects which are of high priority in terms of overall community improvement. These projects are located in the Lena Park area of Dorchester, the Gouldville-Dudley section of Model Cities, the East Boston waterfront, and the Washington-Corey Road area of Allston-Brighton.

Construction of housing for the elderly, low and moderate income families and some middle income housing is proposed as the predominant use in these four projects. Excluding site development costs, the total cost of these projects will approximate \$8,447,415 of which \$8,020,645 will be requested as the federal capital grant under HUD's Neighborhood Development Program. The attached Fact Sheets contain brief descriptions of the four projects.

Final planning, budget preparation, discussions with appropriate community groups, and assembly of applications for federal assistance are now underway. In this process, the BRA is working closely with community groups in Dorchester, Model Cities, East Boston and Allston-Brighton. Upon notification from HUD that these projects can be funded during fiscal '73, the Authority would then proceed with the required public hearings before the local governing body as required.

These projects should be submitted to HUD as soon as possible so that the necessary negotiations can be undertaken to secure funding. I am, therefore, requesting authorization to file these applications for



Neighborhood Development Programs with the Department of Housing and Urban Development. An appropriate vote follows:

VOTED: In order to continue the revitalization of Boston's neighborhoods through the Neighborhood Development.

Program of the Department of Housing and Urban Development, and in order to secure adequate funding to carry out these programs, the Director is authorized to submit applications to HUD for the NDP projects located in Dorchester (Lena Park), Model Cities (Gouldville-Dudley), East Boston (Waterfront), and Allston-Brighton (Washington-Corey Road).



CERTIFICATE OF VOTE

The undersigned hereby certifies as follows

the undersigned nereby certifies as follows:
(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.
(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on November 2, 1972 and duly recorded in this office:
Copies of a memorandum dated November 2, 1972 were distributed re Request for Authorization to File Neighborhood Development Programs to the Department of Housing and Urban Development, attached to which were copies of a proposed vote and a Fact Sheet for Fiscal Year 1973, NDP.
On motion duly made and seconded, it was unanimously
VOTED: In order to continue the revitalization of Boston's Neighborhoods through the Neighborhood Development Program of the Department of Housing and Urban Development, and in order to secure adequate funding to carry out these programs, the Director is authorized to submit applications to HUD for the NDP projects located in Dorchester (Lena Park), Model Cities (Gouldville-Dudley), East Boston (Waterfront), and Allston-Brighton (Washington-Corey Road).
(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.
(4) hhad the hiddelie butadhed to hid substantianly the total be that phesented to hid shid habiting.
(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificat is hereby executed under such official seal.
(6) That Robert T. Kenney is the Director of this Authority.
(7) That the undersigned is duly authorized to execute this certificate.
IN WITNESS WHEREOF the undersigned has hereunto set his hand this twenty-seventh day of November, 1972.

By Kays Chimnini

286



JOHN C. CONLEY

ATTORNEY AT LAW
SUITE 426

73 TREMONT ST., BOSTON, MASS, 02108

December 1, 1972

Boston Redevelopment Authority City Hall One City Hall Square Boston, Massachusetts 02201

Re: Neighborhood Development Program Application Boston, Massachusetts

Gentlemen:

130

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As counsel for the Boston Redevelopment Authority in the above-identified program, my opinion, including certain factual statements requested by the Department of Housing and Urban Development, is as follows:

- 1. I have reviewed the Legal Information submitted previously on HUD Form HUD-6103B. I have made an examination of applicable State law and am of the opinion that since the date of completion of the said Legal Information form, there has not been any court decision statutory or constitutional enactment, or any revision or amendment of any State or local law requiring any change or supplementation of the Legal Information submitted aforesaid, and that the said Legal Information as of the date of this opinion is, to the best of my knowledge and belief, true and correct.
- 2. I have reviewed the Neighborhood Development Program Application, dated November, 1972, and approved by the Local Public Agency on November 30, 1972 for the Boston N.D.P. Program, including particularly the data and information relating to (a) the size and character of the urban renewal area constituting the Program, (b) the proposed Program, (c) the activities to be undertaken by the Local Public Agency in carrying out the proposed Program, and (d) the proposed method of financing the Program.
- 3. To the best of my knowledge, there is no pending or threatened litigation of any kind concerning said Program.
- 4. I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, carry out, and finance the Program and Program activities described in the application in the manner set forth therein after completion of the following actions:



Boston Redevelopment Authority

- a) Approval of the Boston City Council and the Mayor;
- b) Execution of Cooperation Agreement; and
- c) Approval by the Department of Community
- 5. I am of further opinion, on the basis of the date and information submitted in support of the application:
 - a) That the proposed urban renewal areas constituting the Program meet the requirements of State law, particularly Section 48 of Chapter 121B, for undertaking the proposed activities and carrying out the proposed Program therein.
 - b) That the proposed urban renewal areas constituting the Program are within the meaning of Section 110(c) of Title I of the Housing Act of 1949, as amended, Clearance and Redevelopment Areas.
 - c) That the Program and Program activities described in the application are consistent with the Urban Renewal Plans which have been prepared for the urban renewal areas comprising the areas covered by the proposed Program.

Very truly yours,

John/C. Conley

Attorney for Boston Redevelopment Authority

City Hall, Boston, Mass.

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TO:

Boston Redevelopment Authority

FROM:

Robert T. Kenney

SUBJECT:

REQUEST APPROVAL OF NDP URBAN RENEWAL PLANS AND APPROVAL OF CONDITIONS

UNDER WHICH RELOCATION PAYMENTS WILL BE MADE FOR THE EAST BOSTON II,

GOULDVILLE-DUDLEY, LENA PARK AND WASHINGTON-COREY AREAS.

In order to submit the Neighborhood Development Program (NDP) application to HUD, Board approval of each of the four urban renewal plans and conditions under which relocation payments will be made is necessary.

Attached for your information are copies of the four NDP Redevelopment Plans and a description of the conditions under which relocation payments will be made.

I, therefore, recommend approval of the following resolutions so that the NDP applications for these four areas may be filed with HUD.

The appropriate resolutions are attached.

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RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING NDP URBAN RENEWAL PLAN AND CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE MADE FOR THE FAST BOSTON II AREA

WHEREAS, in connection with an application of the Boston Redevelopment Authority (hereinafter referred to as the "BRA") to the Secretary of Housing and Urban Development for financial assistance under Title I of the Housing Act of 1949, as amended, to carry out a Neighborhood Development Program, approval by the BRA of the Urban Renewal Plans for the urban renewal areas involved in such application is required by the Federal Government before it will enter into a contract for loan or grant with the BRA under Title I; and

WHEREAS, the rules and regulations prescribed by the Federal Government pursuant to Title I require that the conditions under which the BRA will make relocation payments in connection with the Urban Renewal activities contemplated by the application and the Fixed Relocation Payments Schedule be officially approved by the BRA; and

WHEREAS, there were presented to this meeting of the BRA, for its consideration and approval, copies of the Urban Renewal Plan for the East Boston II area, dated November, 1972, which Plan is entitled "Redevelopment Plan: East Boston II", and consists of 13 pages and 5 maps and a set of conditions under which the BRA will make relocation payments, which set of conditions is set forth in the Relocation Program, including a fixed relocation payments schedule, attached hereto and marked for the urban renewal activities contemplated by the application; and

WHEREAS, The Urban Renewal Plan and conditions under which the Local Public Agency will make relocation payments, and the Fixed Relocation Payments Schedule were reviewed and considered at the meeting; and

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin under any program or activity receiving Federal financial assistance and Executive Order 11063 prohibits discrimination on basis of race, color, creed, or national origin in sale, lease or other disposition of residential property (including land intended for residential use) or in the sale or occupancy thereof:

NOW, THEREFORE, BE IT RESOLVED:

- 1. That the conditions under which the Local Public Agency will make relocation payments are hereby in all respects approved.
- 2. That the East Boston II Urban Renewal Plan is hereby in all respects approved and the Director is hereby directed to file a certified copy of the Urban Renewal Plan with the minutes of this meeting.
- 3. That it is hereby found and determined that, where clearance is proposed, the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the urban renewal area.



- 4. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the BRA with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders.
- 5. That the Fixed Relocation Payments Schedule is hereby in all respects approved.
- 6. That the Director is hereby designated to approve all claims for relocation payments.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING NDP URBAN RENEWAL PLAN AND CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE MADE FOR THE GOULDVILLE-DUDLEY AREA

WHEREAS, in connection with an application of the Boston Redevelopment Authority (hereinafter referred to as the "BRA") to the Secretary of Housing and Urban Development for financial assistance under Title I of the Housing Act of 1949, as amended, to carry out a Neighborhood Development Program, approval by the BRA of the Urban Renewal Plans for the urban renewal areas involved in such application is required by the Federal Government before it will enter into a contract for loan or grant with the BRA under Title I: and

WHEREAS, the rules and regulations prescribed by the Federal Government pursuant to Title I require that the conditions under which the BRA will make relocation payments in connection with the Urban Renewal activities contemplated by the application and the Fixed Relocation Payments Schedule be officially approved by the BRA; and

WHEREAS, there were presented to this meeting of the BRA, for its consideration and approval, copies of the Urban Renewal Plan for the Gouldville-Dudley area, dated November, 1972, which Plan is entitled "Redevelopment Plan: Gouldville-Dudley", and consists of 20 pages and 4 mans and a set of conditions under which the BRA will make relocation payments, which set of conditions is set forth in the Relocation Program, including a fixed relocation payments schedule, attached hereto and marked for the urban renewal activities contemplated by the application; and

WHEREAS, The Urban Renewal Plan and conditions under which the Local Public Agency will make relocation payments, and the Fixed Relocation Payments Schedule were reviewed and considered at the meeting; and

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin under any program or activity receiving Federal financial assistance and Executive Order 11063 prohibits discrimination on basis of race, color, creed, or national origin in sale, lease or other disposition of residential property (including land intended for residential use) or in the sale or occupancy thereof:

NOW, THEREFORE, BE IT RESOLVED:

- 1. That the conditions under which the Local Public Agency will make relocation payments are hereby in all respects approved.
- 2. That the Gouldville-Dudley Urban Renewal Plan is hereby in all respects approved and the Director is hereby directed to file a certified copy of the Urban Renewal Plan with the minutes of this meeting.
- 3. That it is hereby found and determined that, where clearance is proposed, the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the urban renewal area.

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- 4. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the BRA with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders.
- 5. That the Fixed Relocation Payments Schedule is hereby in all respects approved.
- 6. That the Director is hereby designated to approve all claims for relocation payments.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING NDP URBAN RENEWAL PLAN AND CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE MADE FOR THE LENA PARK AREA

WHEREAS, in connection with an application of the Boston Redevelopment Authority (hereinafter referred to as the "BRA") to the Secretary of Housing and Urban Development for financial assistance under Title I of the Housing Act of 1949, as amended, to carry out a Neighborhood Development Program, approval by the BRA of the Urban Renewal Plans for the urban renewal areas involved in such application is required by the Federal Government before it will enter into a contract for loan or grant with the BRA under Title I: and

WHEREAS, the rules and regulations prescribed by the Federal Government pursuant to Title I require that the conditions under which the BRA will make relocation payments in connection with the Urban Renewal activities contemplated by the application and the Fixed Relocation Payments Schedule be officially approved by the BRA; and

WHEREAS, there were presented to this meeting of the BRA, for its consideration and approval, copies of the Urban Renewal Plan for the Lena Park area, dated November, 1972, which Plan is entitled "Redevelopment Plan: Lena Park", and consists of 19 pages and 5 maps and a set of conditions under which the BRA will make relocation payments, which set of conditions is set forth in the Relocation Program, including a fixed relocation payments schedule, attached hereto and marked for the urban renewal activities contemplated by the application: and

WHEREAS, The Urban Renewal Plan and conditions under which the Local Public Agency will make relocation payments, and the Fixed Relocation Payments Schedule were reviewed and considered at the meeting; and

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin under any program or activity receiving Federal financial assistance and Executive Order 11063 prohibits discrimination on basis of race, color, creed, or national origin in sale, lease or other disposition of residential property (including land intended for residential use) or in the sale or occupancy thereof:

NOW, THEREFORE, BE IT RESOLVED:

- 1. That the conditions under which the Local Public Agency will make relocation payments are hereby in all respects approved.
- 2. That the Lena Park Urban Renewal Plan is hereby in all respects approved and the Director is hereby directed to file a certified copy of the Urban Renewal Plan with the minutes of this meeting.
- 3. That it is hereby found and determined that, where clearance is proposed, the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the urban renewal area.



- 4. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the BRA with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders.
- 5. That the Fixed Relocation Payments Schedule is hereby in all respects approved.
- 6. That the Director is hereby designated to approve all claims for relocation payments.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING NDP URBAN RENEWAL PLAN AND CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE MADE FOR THE WASHINGTON-COREY AREA

WHEREAS, in connection with an application of the Boston Redevelopment Authority (hereinafter referred to as the "BRA") to the Secretary of Housing and Urban Development for financial assistance under Title I of the Housing Act of 1949, as amended, to carry out a Neighborhood Development Program, approval by the BRA of the Urban Renewal Plans for the urban renewal areas involved in such application is required by the Federal Government before it will enter into a contract for loan or grant with the BRA under Title I; and

WHEREAS, the rules and regulations prescribed by the Federal Government pursuant to Title I require that the conditions under which the BRA will make relocation payments in connection with the Urban Renewal activities contemplated by the application and the Fixed Relocation Payments Schedule be officially approved by the BRA; and

WHEREAS, there were presented to this meeting of the BRA, for its consideration and approval, copies of the Urban Renewal Plan for the Washington-Corey area, dated November, 1972, which Plan is entitled "Redevelopment Plan: Washington-Corey", and consists of 15 pages and 5 maps and a set of conditions under which the BRA will make relocation payments, which set of conditions is set forth in the Relocation Program, including a fixed relocation payments schedule, attached hereto and marked for the urban renewal activities contemplated by the application; and

WHEREAS, The Urban Renewal Plan and conditions under which the Local Public Agency will make relocation payments, and the Fixed Relocation Payments Schedule were reviewed and considered at the meeting; and

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin under any program or activity receiving Federal financial assistance and Executive Order 11063 prohibits discrimination on basis of race, color, creed, or national origin in sale, lease or other disposition of residential property (including land intended for residential use) or in the sale or occupancy thereof:

NOW, THEREFORE, BE IT RESOLVED:

- 1. That the conditions under which the Local Public Agency will make relocation payments are hereby in all respects approved.
- 2. That the Washington-Corey Urban Renewal Plan is hereby in all respects approved and the Director is hereby directed to file a certified copy of the Urban Renewal Plan with the minutes of this meeting.
- 3. That it is hereby found and determined that, where clearance is proposed, the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the urban renewal area.



- 4. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the BRA with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders.
- 5. That the Fixed Relocation Payments Schedule is hereby in all respects approved.
- 6. That the Director is hereby designated to approve all claims for relocation payments.

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

- (1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority;
- (2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on <u>December 14, 1972</u> and duly recorded in this office:

Copies of a memorandum dated December 14, 1972 were distributed re Approval of Neighborhood Development Program (NDP) Urban Renewal Plans and Approval of Conditions Under Which Relocation Payments will be Made for the East Boston II, Gouldville-Dudley, Lena Park and Washington-Corey Areas, attached to which were copies of four (4) Resolutions. Copies of a binder entitled "Boston Neighborhood Development Program, Redevelopment Plan, East Boston, Gouldville-Dudley, Lena Park, Washington-Corey, November 1972, Boston Redevelopment Authority" were distributed.

A Resolution entitled "Resolution of the Boston Redevelopment Authority Approving NDP Urban Renewal Plan and Conditions Under Which Relocation Payments Will Be Made for the East Boston II Area" was introduced, read and considered. On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 2391.

A Resolution entitled: "Resolution of the Boston Redevelopment Authority Approving NDP Urban Renewal Plan and Conditions Under Which Relocation Payments Will Be Made for the Gouldville-Dudley Area" was introduced, read and considered. On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 2392.

A Resolution entitled: "Resolution of the Boston Redevelopment Authority Approving NDP Urban Renewal Plan and Conditions Under Which Relocation Payments Will be Made for the Lena Park Area" was introduced, read and considered. On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 2393.

A Resolution entitled: "Resolution of the Boston Redevelopment Authority Approving NDP Urban Renewal Plan and Conditions Under Which Relocation Payments will Be Made for the Washington-Corey Area" was introduced, read and considered. On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 2394.

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(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.
(4) That the Resolution(s) to which this certificate is attached is in substantially the form as that presented to said meeting.
(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.
(6) That Robert T. Kenney is the Director
of this Authority.
(7) That the undersigned is duly authorized to execute this certificate.
IN WITNESS WHEREOF the undersigned has hereunto set his hand this 21st day of December 1972.
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BOSTON REDEVELOPMENT AUTHORITY
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ATTORNEY AT LAW
SUITE 426

73 TREMONT ST., BOSTON, MASS, 02108

November 27, 1972

East Boston II Urban Renewal Plan Boston Redevelopment Authority Boston, Massachusetts

LEGAL DATA:

Opinions of LPA Counsel

Respecting East Boston II Urban Renewal Plan

Mr. M. Daniel Richardson, Jr.
Department of Housing and Urban Development
Area Director
Bulfinch Building
15 New Chardon Street
Boston, Massachusetts 02114

Re: East Boston II Urban Renewal Plan Boston, Massachusetts

Dear Sir:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As counsel for the Boston Redevelopment Authority (hereinafter referred to as the "Local Public Agency") in the above identified project, my opinion, including factual statements requested by the Department of Housing and Urban Development, is as follows:

1. I have examined the Urban Renewal Plan prepared by the Boston Redevelopment Authority relating to the East Boston II Urban Renewal Area in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, (hereinafter referred to as the "Plan"), which Plan is more specifically identified as follows:

A printed document dated November, 1972, entitled "ND-401 Redevelopment Plan - East Boston II", consisting of pages and 5 (maps) exhibits, for the project area in the aforementioned project.

2. The Plan in form and substance is in accord with applicable law. The Plan, when duly approved by the Mayor and Council of the City of Boston and by the Division of Urban Renewal of the Department of Community Affairs of the Commonwealth of Massachusetts, will be a valid Plan, meeting all the requirements of State and local law and Title I of the Housing Act of 1949, as amended. The Plan is reasonably clear, definite, and unambiguous and does not provide for any illegal discriminatory action or illegal preferential action or requirement.

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East Boston II Urban Renewal Plan

- 3. The territorial area covered by the plan is within the territorial jurisdiction of the Local Public Agency and conforms to all legal requirements pertaining to the eligibility of such area for the above-identified project; and such area under State and local law is legally eligible and appropriate for the redevelopment, conservation, and rehabilitation activities contemplated under the Plan.
- 4. (a) The Plan includes all the provisions, drawings, maps, documents, and other items required to be included pursuant to State or local law and the applicable requirements of Section 110 (b) of said Housing Act.
 - (b) The Plan includes appropriate provisions describing the real property which the Local Public Agency is to acquire and includes appropriate provisions for the imposition of the controls and other requirements of the Plan upon all the real property in the project area described in the Plan.
 - (c) The Plan is sufficiently complete to permit a determination to be made as to whether it conforms to the general plan of the community as a whole and to indicate its relationship to definite local objectives respecting appropriate land uses, improved traffic, improved public transportation, improved recreational and community facilities in Boston.
 - (d) The provisions in the Plan respecting land uses, building requirements and densities, land coverage, and other features in the Plan are in accord with State and local law and the requirements of Section 110 (b) of said Housing Act.
 - (e) The provisions in the Plan for the vacation and dedication of streets, parkways, and other public ways and for changes in zoning or building codes and regulations are in accord with State and local law, and the controls of the Plan respecting the future use of the project area described therein are reasonably clear and legally effective.
 - (f) The provisions in the Plan respecting the period of duration of the Plan and the future changes in the Plan are legally adequate.
- 5. To my knowledge there is no pending or threatened litigation of any kind concerning the Plan.

Yours truly,

John C. Conley General Counsel

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ATTORNEY AT LAW

73 TREMONT ST., BOSTON, MASS, 02108

November 27, 1972

Gouldville-Dudley Urban Renewal Plan Boston Redevelopment Authority Boston, Massachusetts

LEGAL DATA:

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Opinions of LPA Counsel

Respecting Gouldville-Dudley Urban Renewal Plan

Mr. M. Daniel Richardson, Jr.
Department of Housing and Urban Development
Area Director
Bulfunch Building
15 New Chardon Street
Boston, Massachusetts 02114

Re: Gouldville-Dudley Urban Renewal Plan

Boston, Massachusetts

Dear Sir:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As counsel for the Boston Redevelopment Authority (hereinafter referred to as the "Local Public Agency") in the above identified project, my opinion, including factual statements requested by the Department of Housing and Urban Development, is as follows:

1. I have examined the Urban Renewal Plan prepared by the Boston Redevelopment Authority relating to the Gouldville-Dudley Urban Renewal Area in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, (hereinafter referred to as the "Plan"), which Plan is more specifically identified as follows:

A printed document dated November, 1972, entitled "ND-401 Redevelopment Plan-Gouldville-Dudley", consisting of pages and 4 (maps) exhibits, for the project area in the aforementioned project.

2. The Plan in form and substance is in accord with applicable law. The Plan, when duly approved by the Mayor and Council of the City of Boston and by the Division of Urban Renewal of the Department of Community Affairs of the Commonwealth of Massachusetts, will be a valid Plan, meeting all the requirements of the State and local law and Title I of the Housing Act of 1949, as amended. The Plan is reasonably clear, definite, and unambiguous and does not provide for any illegal discriminatory action or illegal preferential action or requirement.



Gouldville-Dudley Urban Renewal Plan

- 3. The territorial area covered by the Plan is within the territorial jurisdiction of the Local Public Agency and conforms to all legal requirements pertaining to the eligibility of such area for the above-identified project; and such area under State and local law is legally eligible and appropriate for the redevelopment, conservation, and rehabilitation activities contemplated under the Plan.
- 4. (a) The Plan includes all the provisions, drawings, maps, documents, and other items required to be included pursuant to State or local law and the applicable requirements of Section 110(b) of said Housing Act.
 - (b) The Plan includes appropriate provisions describing the real property which the Local Public Agency is to acquire and includes appropriate provisions for the imposition of the controls and other requirements of the Plan upon all the real property in the project area described in the Plan.
 - (c) The Plan is sufficiently complete to permit a determination to be made as to whether it conforms to the general plan of the community as a whole and to indicate its relationship to definite local objectives respecting appropriate land uses, improved traffic, improved public transportation, improved recreational and community facilities in Boston.
 - (d) The provisions in the Plan respecting land uses, building requirements and densities, land coverage, and other features in the Plan are in accord with State and local law and the requirements of Section 110(b) of said Housing Act.
 - (e) The provisions in the Plan for the vacation and dedication of streets, parkways, and other public ways and for changes in zoning or building codes and regulations are in accord with State and local law, and the controls in the Plan respecting the future use of the project area described therein are reasonably clear and legally effective.
 - (f) The provisions in the Plan respecting the period of duration of the Plan and the future changes in the Plan are legally adequate.
- 5. To my knowledge there is no pending or threatened litigation of any kind concerning the Plan.

Yours truly,

John C. Conley
General Counsel

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ATTORNEY AT LAW

SUITE 426

73 TREMONT ST., BOSTON, MASS. 02108

November 27, 1972

Lena Park Urban Renewal Plan Boston Redevelopment Authority Boston, Massachusetts

LEGAL DATA

Opinions of LPA Counsel Respecting Lena Park Urban Renewal Plan

Mr. M. Daniel Richardson, Jr.
Department of Housing and Urban Development
Area Director
Bulfinch Building
15 New Chardon Street
Boston, Massachusetts 02114

Re: Lena Park Urban Renewal Plan Boston, Massachusetts

Dear Sir:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As counsel for the Boston Redevelopment Authority (hereinafter referred to as the "Local Public Agency") in the above identified project, my opinion, including factual statements requested by the Department of Housing and Urban Development, is as follows:

1. I have examined the Urban Renewal Plan prepared by the Boston Redevelopment Authority relating to the Lena Park Urban Renewal Area in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, (hereinafter referred to as the "Plan"), which Plan is more specifically identified as follows:

A printed document dated November, 1972, entitled "ND-401 Redevelopment Plan - Lena Park", consisting of pages and 5 (maps) exhibits, for the project area in the aforementioned project.

2. The Plan in form and substance is in accord with applicable law. The Plan, when duly approved by the Mayor and Council of the City of Boston and by the Division of Urban Renewal of the Department of Community Affairs of the Commonwealth of Massachusetts, will be a valid Plan, meeting all requirements of State and local law and Title I of the Housing Act of 1949, as amended. The Plan is reasonably clear, definite, and unambiguous and does not provide for any illegal discriminatory action or illegal preferential action or requirement.



Lena Park Urban Renewal Plan

- 3. The territorial area covered by the Plan is within the territorial jurisdiction of the Local Public Agency and conforms to all legal requirements pertaining to the eligibility of such area for the above-identified project; and such area under state and local law is legally eligible and appropriate for the redevelopment, conservation, and rehabilitation activities contemplated under the Plan.
- 4. (a) The Plan includes all the provisions, drawings, maps, documents, and other items required to be included pursuant to State or local law and the applicable requirements of Section 110(b) of said Housing Act.
 - (b) The Plan includes appropriate provisions describing the real property which the Local Public Agency is to acquire and includes appropriate provisions for the imposition of the controls and other requirements of the Plan upon all the real property in the project area described in the Plan.
 - (c) The Plan is sufficiently complete to permit a determination to be made as to whether it conforms to the general plan of the community as a whole and to indicate its relationship to definite local objectives respecting appropriate land uses, improved traffic, improved public transportation, improved recreational and community facilities in Boston.
 - (d) The provisions in the Plan respecting land uses, building requirements and densities, land coverage, and other features in the Plan are in accord with State and local law and the requirements of Section 110(b) of said Housing Act.
 - (e) The provisions in the Plan for the vacation and dedication of streets, parkways, and other public ways and for changes in zoning or building codes and regulations are in accord with State and local law, and the controls in the Plan respecting the future use of the project area described therein are reasonably clear and legally effective.
 - (f) The provisions in the Plan respecting the period of duration of the Plan and the future changes in the Plan are legally adequate.
- 5. To my knowledge there is no pending or threatened litigation of any kind concerning the Plan.

Yours truly,

John/C. Conley General Counsel



ATTORNEY AT LAW
SUITE 426

73 TREMONT ST., BOSTON, MASS, 02108

November 27, 1972

Washington-Corey Urban Renewal Plan Boston Redevelopment Authority Boston, Massachusetts

LEGAL DATA:

Opinions of LPA Counsel

Respecting Washington-Corey Urban Renewal Plan

Mr. M. Daniel Richardson, Jr.
Development of Housing and Urban Development
Area Director
Bulfinch Building
15 New Chardon Street
Boston, Massachusetts 02114

Re: Washington-Corey Urban Renewal Plan

Boston, Massachusetts

Dear Sir:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As counsel for the Boston Redevelopment Authority (hereinafter referred to as the "Local Public Agency") in the above identified project, my opinion, including factual statements requested by the Department of Housing and Urban Development, is as follows:

1. I have examined the Urban Renewal Plan prepared by the Boston Redevelopment Authority relating to the Washington-Corey Urban Renewal Area in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, (hereinafter referred to as the "Plan"), which Plan is more specifically identified as follows:

A printed document dated November, 1972, entitled "ND-401 Redevelopment Plan - Washington-Corey", consisting of pages and 5 (maps) exhibits, for the project area in the aforementioned project.

2. The Plan in form and substance is in accord with applicable law. The Plan, when duly approved by the Mayor and Council of the City of Boston and by the Division of Urban Renewal of the Department of Community Affairs of the Commonwealth of Massachusetts, will be a valid Plan, meeting all requirements of State and local law and Title I of the Housing Act of 1949, as amended. The Plan is reasonably clear, definite, and unambiguous and does not provide for any illegal disciminatory action or illegal preferential action or requirement.

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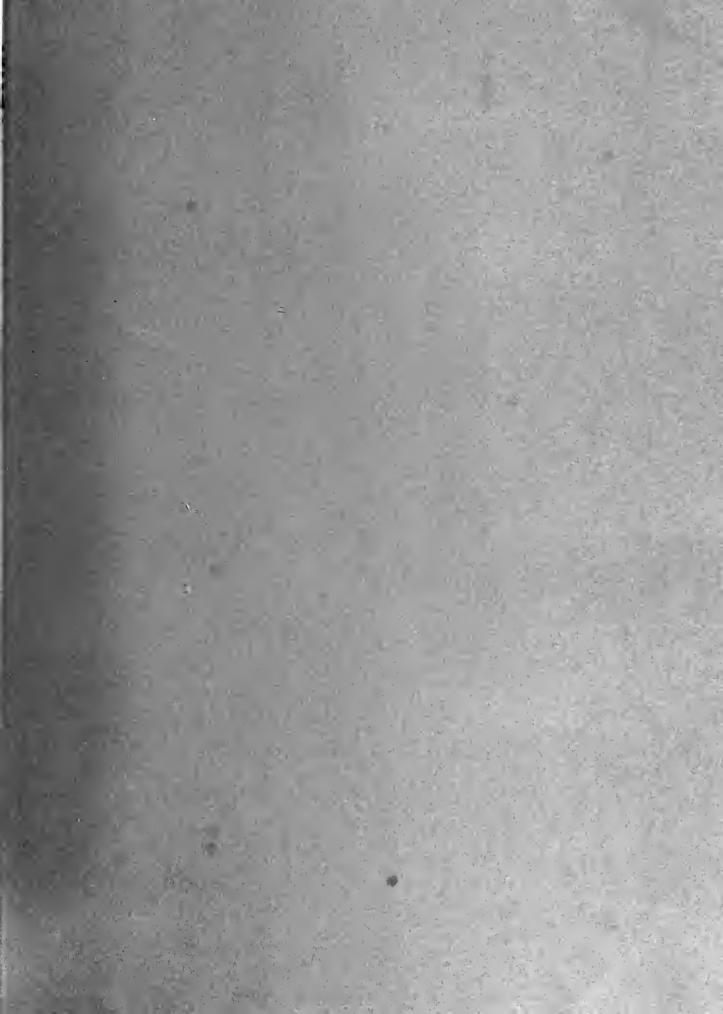
Washington-Corey Urban Renewal Plan

- 3. The territorial area covered by the Plan is within the territorial jurisdiction of the Local Public Agency and conforms to all legal requirements pertaining to the eligibility of such area for the above-identified project; and such area under State and local law is legally eligible and appropriate for the redevelopment, conservation, and rehabilitation activities contemplated under the Plan.
- 4. (a) The Plan includes all the provisions, drawings, maps, documents, and other items required to be included pursuant to State or local law and the applicable requirements of Section 110(b) of said Housing Act.
 - (b) The Plan includes appropriate provisions describing the real property which the Local Public Agency is to acquire and includes appropriate provisions for the imposition of the controls and other requirements of the Plan upon all the real property in the project area described in the Plan.
 - (c) The Plan is sufficiently complete to permit a determination to be made as to whether it conforms to the general plan of the community as a whole and to indicate its relationship to definite local objectives respecting appropriate land uses, improved traffic, improved public transportation, improved recreational and community facilities in Boston.
 - (d) The provisions in the Plan respecting land uses, building requirements and densities, land coverage, and other features in the Plan are in accord with State and local law and the requirements of Section 110(b) of said Housing Act.
 - (e) The provisions in the Plan for the vacation and dedication of streets, parkways, and other public ways and for changes in zoning or building codes and regulations are in accord with State and local law, and the controls in the Plan respecting the future use of the project area described therein are reasonably clear and legally effective.
 - (f) The provisions in the Plan respecting the period of duration of the Plan and the future changes in the Plan are legally adequate:
- 5. To my knowledge there is no pending or threatened litigation of any kind concerning the Plan.

Yours truly,

John C. Conley General Counsel













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